

Technical Enforcement Support at Hazardous Waste Sites TES 11 - Zone 4

L TITLE REPORT OF THE CARSON RIVER AND LOWER GOLD C.

AT

CARSON RIVER MERCURY SITE

CARSON CITY, NEVADA

MARCH 10, 1994



Science Applications International Corporation
An Employee-Owned Company

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SFUND RECORDS CTR
3417-00157

DCN: TZ4-C09038-RN-M20644

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88202381

DRAFT/FINAL TITLE REPORT OF THE CARSON RIVER AND LOWER GOLD CANYON MILLS

AT

CARSON RIVER MERCURY SITE

CARSON CITY, NEVADA

MARCH 10, 1994

Submitted to:

U.S. ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 HAWTHORNE STREET
SAN FRANCISCO, CA 94105

Prepared By:

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EPA CONTACT NUMBER 68-W9-0008
EPA WORK ASSIGNMENT NUMBER C09038
SAIC/TSC PROJECT NO. 06-6075-03-0674

AFFIDAVIT

STATE OF NEVADA)
) ss.
County of Washoe)

ANN MARIE HARRIS, being first duly sworn, deposes and says:

1. I am the President and General Manager of Comstock Mining Services, a Nevada corporation. I have been appointed as a Commissioned Abstractor by the Governor of the State of Nevada. Through this appointment, I am empowered to make searches of all public records, compile abstracts, make copies of any and all instruments of record in any public office in the State, and certify those copies as being true and correct copies.

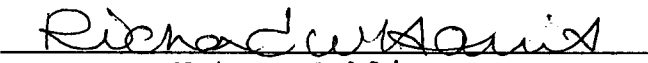
2. I have been engaged by Science Applications International Corporation to examine various official records pertaining to mill and land titles along the Carson River and Lower Gold Canyon, Nevada.

3. I attest that, except for those documents identified in the Dangberg litigation, I personally identified, reviewed, and had copied the documents listed in the abstracts which accompany the "Title Report of the Carson River and Lower Gold Canyon Mills, at Carson River Mercury Site, Carson City, Nevada".

DATED this 16th day of January, 1994.


Ann Marie Harris

Subscribed and sworn to before me,
a Notary Public, this 16th day of
January, 1994.


Notary Public

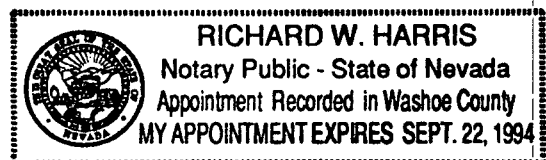


TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
2.0 TITLE SEARCH - CARSON RIVER and LOWER GOLD CANYON MILLSITES	5
2.1 Mexican Mill	7
2.2 Morgan Mill	21
2.3 Brunswick Mill	34
2.4 Merrimac Mill	48
2.5 Vivian Mill	63
2.6 Santiago Mill	72
2.7 Eureka Mill	80
2.8 San Francisco Mill	91
2.9 Atlantic Mill	100
2.10 Franklin Mill	109
2.11 Island Mill	122
2.12 Other Mills located on the Carson River	130
2.13 Carson River Mills not located	130
Lower Gold Canyon Mills	
2.14 Excelsior Mill	132
2.15 Swansea Mill	143
2.16 McDonalds Mill	155
2.17 Daney Mill	155
2.18 Frenches Mill	157
2.19 Other Mills located in Lower Gold Canyon	157
2.20 Lower Gold Canyon Mills not located	160
3.0. CONCLUSION	162
APPENDIX A LIST OF SOURCES	163
APPENDIX B LIST OF SOURCE DOCUMENTS	165
APPENDIX C SOURCE DOCUMENTS/MAPS/NEWSPAPERS ARTICLES	166
MAPS	
Map 1 Location of the Carson River Mercury Site	2
Map 2 Plat showing Carson River	3
Map 3 Plat showing Lower Gold Canyon	4
Map 4 Preliminary Location Map of the Carson River Millsites	8
Map 5 1979 parcel map showing parcels owned by Carson River Development Company	25
Map 6 Preliminary Location Map of the Johntown and Lower Gold Canyon Millsites	133

FIGURES

Figure 1	Mexican Mill Title Tree	17
Figure 2	Morgan Mill Title Tree	31
Figure 3	Brunswick Mill Title Tree	44
Figure 4	Merrimac Mill Title Tree	58
Figure 5	Vivian Mill Title Tree	69
Figure 6	Santiago Mill Title Tree	78
Figure 7	Eureka Mill Title Tree	88
Figure 8	San Francisco Mill Title Tree	97
Figure 9	Atlantic Mill Title Tree	105
Figure 10	Franklin Mill Title Tree	118
Figure 11	Island Mill Title Tree	127
Figure 12	Excelsior Mill Title Tree	140
Figure 13	Swansea Mill Title Tree	151

PHOTOGRAPHS

Photograph No. 1	Mexican Mill, circa 1875	9
Photograph No. 2	Morgan Mill, circa 1875	22
Photograph No. 3	Brunswick Mill	35
Photograph No. 4	Merrimac Mill	49
Photograph No. 5	Santiago Mill	73
Photograph No. 6	Eureka Mill	81
Photograph No. 7	Franklin Mill	110
Photograph No. 8	Sacramento Mill	158

1.0 INTRODUCTION

The Comstock Lode was discovered in 1859 and numerous quartz mills were soon constructed to reduce the silver ore from the mines. Due to the prohibitive price of timber for steam mills, the mills were built on the banks of the Carson River and Six and Seven Mile Canyons where water power was accessed. The silver ore was transported to the Comstock mills to be crushed and was amalgamated with mercury. Almost all of the mercury was lost in the process and was released along with other materials into the water. The tailings piles associated with many of these early mills continue to release mercury into the river system today.

The Carson River Mercury Site is an approximately 50-mile stretch of mercury-contaminated sediment along the Carson River and its tributaries of Gold Canyon and Six and Seven Mile Canyons, located in Storey, Lyon and Carson City (formerly Ormsby) Counties, Nevada (Map 1).

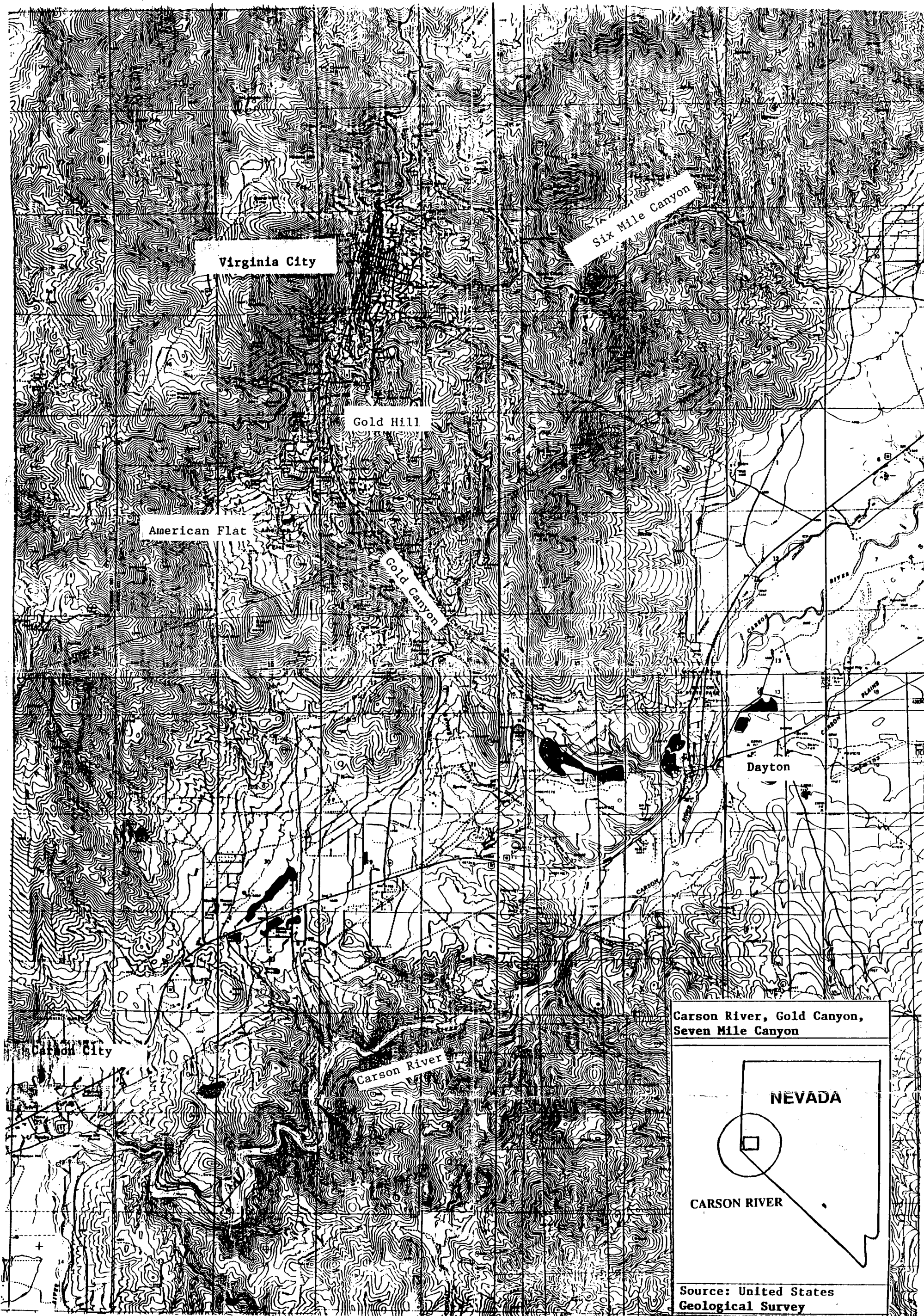
In August, 1990, Science Applications International Corporation, Technology Services Company (SAIC/TSC) received Work Assignment No. C09038 from the U.S. Environmental Protection Agency (EPA) under Contract No. 68-W9-0008 (TES XI). Under this contract, SAIC/TSC was tasked with reviewing historic maps, records and reports to locate millsites which were located along the Carson River and its tributaries and which may have been amalgamating gold and silver ore with mercury.

SAIC/TSC's preliminary investigation identified 57 millsites as potential locations of mercury release. In October 1991, SAIC/TSC subcontracted with Comstock Mining Services to conduct title searches on those millsites. Pursuant to EPA's request, SAIC/TSC also obtained the services of Piedmont Engineering Company to perform ground surveys to assist both EPA and Comstock Mining Company in locating millsites. To date, over 150 millsites have been identified through the title research and ground surveys.

Once title documents were received from Comstock Mining Services, SAIC/TSC was assigned the task of organizing, reviewing and analyzing the documents; then writing a title search report for EPA. Prior to starting the title search work, the EPA work assignment manager (WAM) divided the Carson River basin into geographic priority areas. The geographic areas were Dayton, Silver City, Virginia City, Six Mile Canyon, Gold Hill, and Carson River and Lower Gold Canyon (Map 2). This Draft/Final Title Search Report of the Carson River and Lower Gold Canyon Millsites is the sixth of six title search reports.

Section 2.0 of this title search report discusses the identification of the millsites with reference to their names, locations, past and present owners, operators, and periods of operation, where known. This section contains a narrative of the mill title history, preliminary location maps of the Carson River and Lower Gold Canyon millsites showing the approximate location of each millsite, the title abstract, and a diagram of the title history (title tree). Because this report covers a broad geographical area, there are two preliminary location maps.

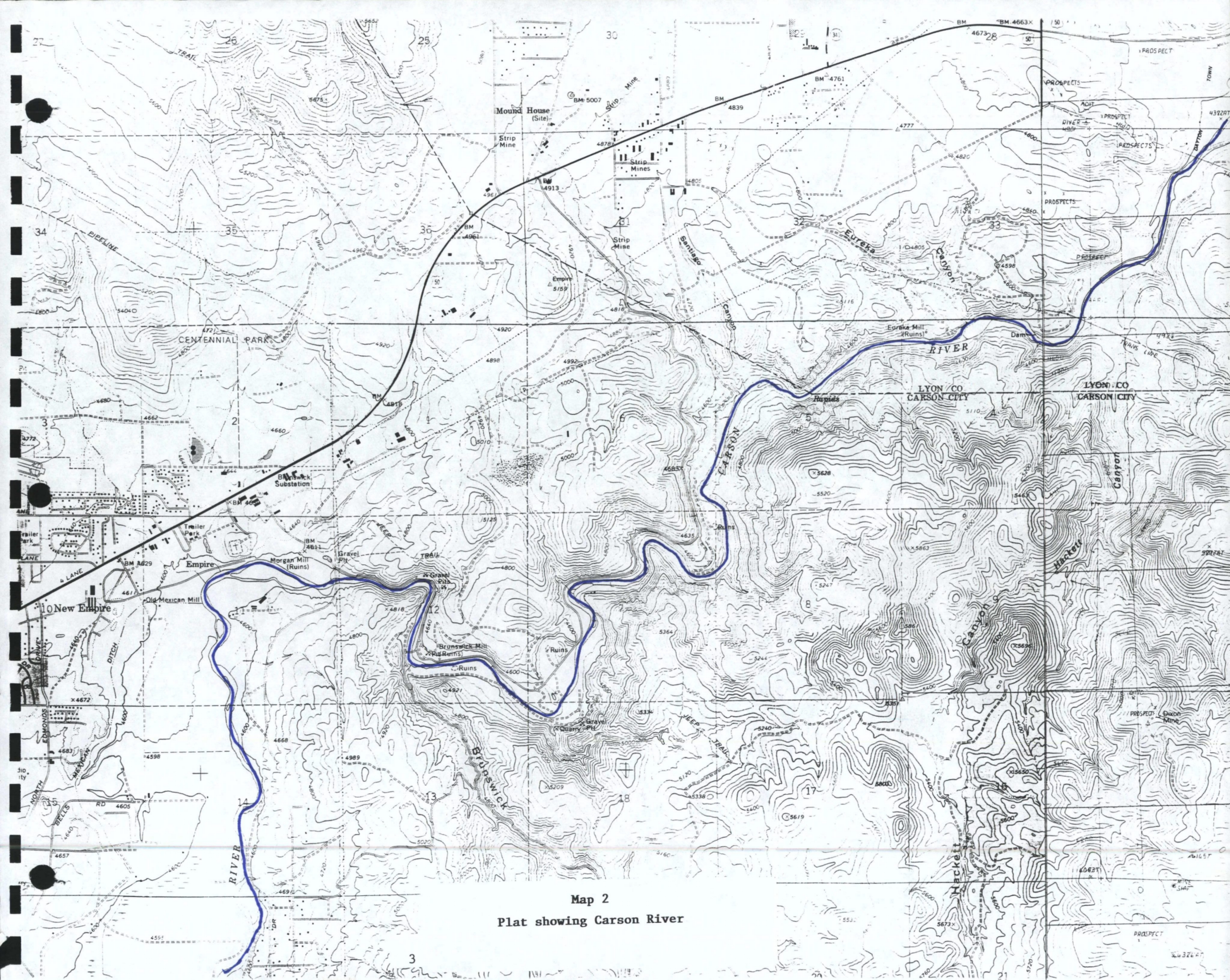
Map 1
Location of Carson River Mercury Site

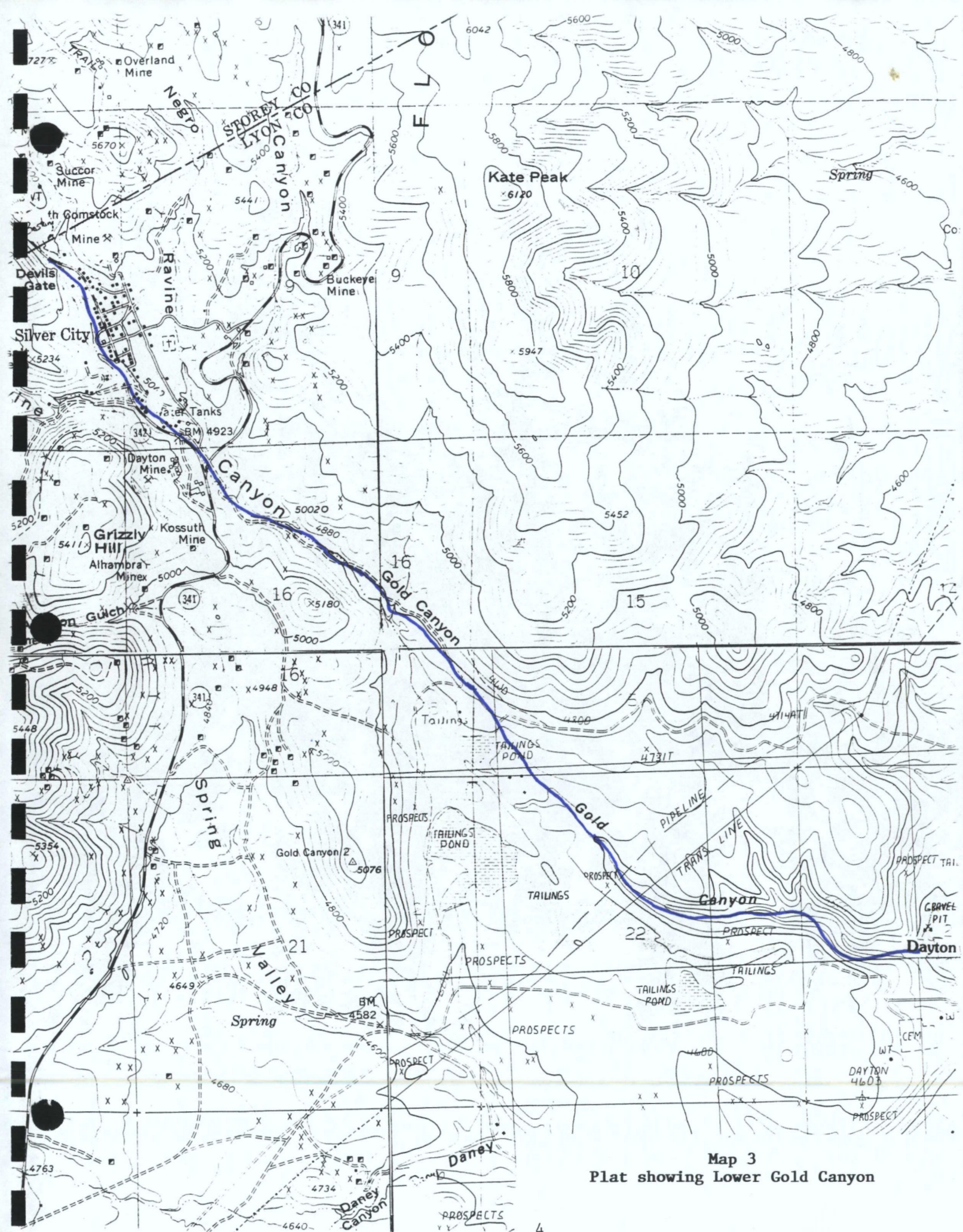


Map 1

Location of the Carson River Mercury Site

3417-00157





Map 3
Plat showing Lower Gold Canyon

Section 3.0 presents a brief conclusion of the title search findings.

The numerous attachments contain the source materials used to compile this report. These materials are referenced as follows. Source documents A-1 through A-15 are included in Attachment I. Source documents B-1 through B-8 are oversized maps and newspaper articles that due to their size, have not been copied for this report, but are in SAIC/TSC's offices. The alpha-numeric system beginning with C-1 through C-21 covers title documents belonging to the Mexican Mill (Attachment II). Documents D-1 through D-17 are title documents for the Morgan Mill (Attachment III). Documents E-1 through E-42 are title documents for the Brunswick Mill (Attachment IV). Documents F-1 through F-39 are title documents for the Merrimac Mill (Attachment V). Documents G-1 through G-21 are title documents for the Vivian Mill (Attachment VI). Documents H-1 through H-17 are title documents for the Santiago Mill (Attachment VII). Documents I-1 through I-20 are title documents for the Eureka Mill (Attachment VIII). Documents J-1 through J-21 are title documents for the San Francisco Mill (Attachment IX). Documents K-1 through K-23 are title documents for the Atlantic Mill (Attachment X). Documents L-1 through L-42 are title documents for the Franklin Mill (Attachment XI). Documents M-1 through M-16 are title documents for the Island Mill (Attachment XII). Documents N-1 through N-18 are title documents for the Excelsior Mill (Attachment XIII). Documents O-1 through O-25 are title documents for Swansea Mill (Attachment XIV). Documents P-1 through P-4 are title documents for McDonalds Mill (Attachment XV). Documents Q-1 through Q-7 are title documents which reference the Sprouls, Desert, Carson, Sacramento, Atlanta and Weston & Co. Mills (Attachment XVI).

2.0 TITLE SEARCH - CARSON RIVER and LOWER GOLD CANYON MILLSITES

SAIC/TSC subcontracted with Comstock Mining Services to perform title searches for the Carson River and Lower Gold Canyon millsite properties. At EPA's direction, Comstock Mining Services conducted the title search from the beginning of mining operations (pre-United States patent) to present. Because much of the mining and milling activity took place on the land prior to the issuance of a patent, the status of legal title of the land at that time came into question.

Since many of the Carson River and Lower Gold Canyon title documents reference the Act of Congress of September 4, 1841, SAIC/TSC assumes that the applicable land disposal method employed by the federal government prior to patent was transfer by pre-emption. Section 10 of the Act of Congress states:

That from and after the passage of this act, every person being the head of a family, or widow, or single man, over the age of twenty one years and being a citizen of the United States,...who...has made or hereafter shall make a settlement in person on the public land...which has been or shall have been surveyed prior thereto, and who shall inhabit and improve the same, and who has or shall erect a dwelling thereon, shall be, and is hereby authorized to enter with the register of the land office for the district in which such land may lie, by legal subdivisions, any number of acres not exceeding one hundred and sixty, or a quarter section of land, to include the

residence of such claimant, upon paying to the United States the minimum price of such land, subject...to...exceptions....

According to current discussions on pre-emptive rights, "[t]he right acquired by the settler was not a title, a common-law estate, or an interest in the land or the legal title thereto. It was not even an option to purchase the land. It was merely a right of occupancy with preference as to purchasing when the government should elect to sell. The legal title could be obtained thereafter by means of a patent." 5B Thompson, Thompson on Real Property Sec. 2724 (1978 Replacement Volume).

The pre-emption rights do not preclude the pre-emptor from selling or otherwise disposing of the land after entry has been made. Since mortgages are not grants or conveyances, the right of a pre-emptor to mortgage his interest has been upheld. In this light, the pre-patent transfer of property by sale, lease or mortgage appears to be a valid conveyance of an imperfect title. It is therefore conceivable that the holder of an imperfect title could be considered a "prior owner" under 42 U.S.C. 9607 (a)(2).

A number of the mills are located on patented mining claims. If no title documents which referenced the mill or the surface estate were located, then research was conducted on the patented mining claim to determine if any reference to the mill could be found. It remains unclear if the owner of a patented mining claim retains any liability for the operations of the surface owner.

The millsite title histories were researched prior to conducting the final ground survey. In some cases, the mill foundation was found to be located on a different tax assessor parcel than what was researched, although the mill is referenced in the early title documents. This occurred because the early millsite parcels were often larger than current tax assessor parcels and the exact location of the mill or the specific tax assessor parcel number could not be determined prior to the ground survey. Where applicable, this information is noted in the title narrative. In addition, the current assessed owner for each millsite corresponds to the millsite location identified through the ground search and may not completely follow the title history.

A source of the early title history for several of the mills on the Carson River was an 1889 lawsuit involving Union Mill and Mining Company. Union Mill and Mining Company filed a complaint against H. F. Dangberg and about 125 others, primarily farmers and ranchers, alleging that the defendants wrongfully diverted water out of the Carson River, preventing the mills from operating. One of the exhibits from this lawsuit contained complete abstracts of title for the mills owned by Union Mill and Mining Company. This title information is sometimes referred to in this report as the Dangberg abstracts. The testimony and exhibits from this lawsuit provided information between 1860 and 1889 as to the ownership and operations of several mills along the Carson River.

Mills on the Carson River

2.1 Mexican Mill

The Mexican Mill also was known as the Silver State Reduction Works and the Silver State Mill (A-1;A005020). The mill was located one-half mile south of Empire City, on the west bank of the Carson River, tax assessor parcel number 08-361-24 (B-1;A010546) (Map 4). Bancroft's 1862 map shows a Silver State Reduction Works located near Empire City (B-2;A002001) (Photograph No. 1).

According to Thompson and West's 1881 History of Nevada, a small mill was constructed near Empire City in the spring of 1860, which was subsequently enlarged and became the Mexican Mill, or Silver State Reduction Works. The Silver State Mill, commonly referred to as the Silver State Reduction Works, was built in 1861 (A-1;A005020).

According to testimony in the 1889 lawsuit, the original mill burned down in 1861, and was rebuilt (A-2;A008154). The mill was driven by water diverted from the Carson River through a ditch about 4.5 miles in length and having the capacity to supply 4,000 cubic feet of water per minute. In 1861, the mill had 12 stamps and a crushing capacity of 12 tons of ore per day (A-1;A005020).

The title history of the Mexican Mill from 1860 to 1875 is taken from the Dangberg abstract. Some of the title documents are photocopies of typewritten copies filed in the 1889 lawsuit. On March 20, 1860, C. P. Patterson and William H. Mead filed a location of water privilege for the Mexican Millsite (C-1). On September 11, 1860, Patterson and Mead filed a petition for the grant of a water privilege on the Carson River for running mills (C-2). Three days later, on September 14, 1860, the Carson County Court granted the petition (C-3).

On May 1, 1861, J. H. Atchinson and Company filed a location of river claim for the Mexican Millsite (C-4). About three weeks later, on May 25, 1861, William H. Mead conveyed to John Atchison half the water from the Mead and Patterson claim, and the parties reached agreement on matters regarding ditch construction and maintenance (C-5).

Within three months, on August 24, 1861, John H. Atchinson conveyed to Charles A. Kinkead and William P. Harrington, Jr. a 1/4 interest each in the mill, which was under construction, and in the water ditch serving the mill (C-6). About three weeks later, on September 15, 1861, John H. Kinkead conveyed to Charles A. Kinkead a 1/4 interest in the ditch and mill under construction (C-7).

On April 5, 1862, William P. Harrington, Jr. and Charles A. Kinkead conveyed to Charles B. Polhemus the Silver State Mill (containing 12 stamps, 24 Hungarian bowls and one water wheel), a five-mile ditch and dam (4000 cubic feet per minute capacity), and six acres (C-8). Less than two weeks later, on April 17, 1862, William H. Mead conveyed to Kinkead and Harrington a water and mill privilege on the west side of the Carson River below the Atchison and Company Mill (C-9). On the same day, April 17, 1862, J. H. Atchinson confirmed that his previous conveyance to Kinkead and Harrington included all his interest in the mill and water right (C-10).

Map 4

**Preliminary Location Map showing location of
millsites on the Carson River**

**PARTIALLY SCANNED
OVERSIZE ITEM(S)**

See document # 2346505 (1 of 3)
for partially scanned image(s).

For complete hardcopy version of the oversize document
contact the Region 9 Regional Records Center – Superfund Division



Photograph No. 1
Mexican Mill, circa 1875

Kelly's 1862 Directory reported the Silver State Mill as located one-half mile west of Empire City and built in the summer of 1861. The mill had 12 stamps and crushed 12 tons per day (A-3;A011016).

The next four deeds are all dated in 1862, and convey specified portions of the interest in the Mexican Mill and the Mexican or Spanish mining claim from individuals (Robert Burnett, Gabriel Maldonado and John H. Atchinson) to Charles B. Polhemus (copies not ordered). In addition, on September 5, 1862, John H. Atchinson conveyed a 1/8 interest in the mill and in the Mexican or Spanish claim to Alexander Duncan (copy not ordered). There is no record that Duncan subsequently conveyed away this interest. Due to budget constraints, sufficient research time was not available to determine whether these conveyances were for the Mexican Mill in Virginia City or the Mexican Mill at Empire or both.

Charles B. Polhemus acquired these interests for the benefit of Alsop & Company. On October 9, 1862, Polhemus filed an affidavit stating that he purchased 56.4 feet of the Mexican or Spanish mining claim with the funds of Alsop & Company, and that he held that property in trust for the firm (copy not ordered). One day later, on October 10, 1862, Polhemus filed a certificate of trust stating that the Silver State Mill and the six acre millsite belonged to Alsop & Company, and that he had purchased the property with the funds of and for the firm (C-11).

Kelly's 1863 Directory described the Silver State Reduction Works as working ore from the Mexican mine in Virginia City, having 44 stamps and crushing an average of 70 to 75 tons per day (A-4;A008105).

On April 22, 1863, Theodore Winters conveyed to Charles B. Polhemus a portion of the Mexican or Spanish mining claim, and his interest in the millsite machinery belonging to the Mexican Company.

A survey apparently performed in or around 1865 states that the Mexican Mill lot measures 586,753.2 square feet. On December 15, 1865, Alsop & Company (consisting of seven specified individuals) conveyed the Silver State Mill and six acre millsite to George G. Hobson (C-12).

The 1866 Annual Report of the State Mineralogist described the Mexican Mill as having 44 stamps, 12 pans and a crushing capacity of 75 tons per day (A-5;A008520).

On January 29 and February 5, 1868, respectively, the estate and four individual heirs of William L. Boyle conveyed to George G. Hobson all their interest in the Mexican Mill and 13 acre millsite (C-13) (C-14). On May 31, 1870, George G. Hobson conveyed to the Union Mill and Mining Company the Mexican Mill, the 13.47 acre millsite, and the five-mile-long water ditch of the Mexican Mining Company serving the mill (C-15).

On June 10, 1871, the U.S. Government issued a Town Patent to S. H. Wright, District Judge, in trust for the occupants of the townsite of Empire City, where the Mexican Mill was located (C-16). The patent included SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11, and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11 of T15N, R20E (C-16). Five days later, on June 15, 1871, the Union Mill and Mining Company conveyed to Alvinza Hayward the Mexican Mill, the 13.47 acre millsite, and the five mile ditch (C-

17). The deed states that the Union Mill and Mining Company was "now in possession of said land" (C-17).

In the 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver, the Mexican Mill was described as having 44 stamps, 20 pans and a capacity of 120 tons per day (A-7;A008445) (A-8;A005026).

On February 27, 1872, S.H. Wright, trustee under the Town Patent described above, conveyed the Mexican Mill lot to Alvinza Hayward and John P. Jones (C-18).

The 1873 Report of the State Mineralogist described the Mexican Mill as having 44 stamps and crushing 120 tons per day (A-6;A008407).

On December 28, 1874, Alvinza Hayward conveyed to the Union Mill and Mining Company a 1/2 interest in the Mexican Mill, the 13.47 acre millsite, and the five mile ditch (C-19). The deed states that Hayward was "now in possession of the said interest in said land" (C-19). One month later, on January 28, 1875, Hayward conveyed the mill, millsite and ditch to John P. Jones, but the deed does not limit the conveyance to a 1/2 interest in this property (C-20).

According to the Comstock Historic District Commission, the Mexican Mill was running on low-grade ore from the Crown Point mine in 1882 (A-15;A019067)

Between 1875 and 1902, tailings near the Mexican Mill were conveyed in three deeds: (1) from Nevada Mill Company, Union Mill and Mining Company, and John P. Jones to W. H. Peck, (2) from Peck to H. M. Gorham, and (3) from Gorham to the Comstock Mill and Mining Company (C-21). On March 25, 1902, H.M. Gorham conveyed to the Union Mill and Mining Company the Mexican Mill, lot, ditch and 1236 acres, except the tailings previously conveyed (C-21). On June 1, 1909, the Union Mill and Mining Company conveyed to C. A. Ambrose property including the southern portion of the 13.47 acre Mexican Millsite, but not the portion on which the mill itself was located (copy not ordered).

Because of time and funding constraints, title during the period 1909 to 1967 was not searched. On November 30, 1967, Blake Darling and Michael Darling conveyed the millsite to Alice Ann Darling and Muriel H. Darling (copy not ordered). Sometime thereafter, Alice Ann Knowles Darling conveyed the property to Michael Darling (not searched). A lot line adjustment and judgment were filed regarding the property (copies not ordered). In 1993, the property was assessed to Michael Darling. Without further research, it is unknown what became of Muriel H. Darling's interest.

CURRENT ASSESSED OWNER

Parcel No.

Owner

08-361-24

Michael Darling
4680 Morgan Mill Road
Carson City, Nevada 89701

The title abstract and title tree for the Mexican Millsite follow. The title documents are contained in Attachment II.

MEXICAN MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
03-20-1860	Location of Millsite and Water Privilege		C.P. Patterson William H. Mead	millsite and water privilege for milling purposes	05-11-1860	CCR Records B	181	(C-1)
09-11-1860	Petition for Grant of Water Privilege	C.P. Patterson William H. Mead, petitioners	Carson County Court	Petition for water privilege on Carson River for running mills		CCR Grants A	12	(C-2)
09-14-1860	Grant of Petition	Carson County Court	C.P. Patterson William H. Mead	grant of water privilege on Carson River		CCR Grants A	012-014	(C-3)
05-01-1861	Location of River Claim		J.H. Atchison & Co.	claim to waters of Carson River	05-04-1861	CCR Surveys A Morse	090	(C-4)
05-25-1861	Deed and Agreement	William H. Mead	John H. Atchison	1/2 water from Mead and Patterson claim; agreements regarding ditch construction and maintenance	11-22-1861	CCR Powers 4	181-182	(C-5)
08-24-1861	Deed	John H. Atchinson	Charles A. Kinkead William P. Harrington, Jr.	1/4 water ditch and mill under construction	08-29-1861	CCR Deeds 1	179-180	(C-6)
09-15-1861	Deed	John H. Kinkead	Charles A. Kinkead	1/4 ditch and mill being erected near Dutch Nick's in Empire City	10-09-1861	CCR Deeds 1	447-448	(C-7)
04-05-1862	Deed	William P. Harrington, Jr. Charles A. Kinkead (by William P. Harrington, Jr., his attorney in fact)	Charles B. Polhemus	Silver State Mill (containing 12 stamps, 24 Hungarian bowls and one water wheel), five mile long ditch and dam (4,000 cfm capacity), and six acres	04-19-1862	Ormsby Deeds 1	148-150	(C-8)
04-17-1862	Deed	William H. Mead	Charles A. Kinkead William P. Harrington, Jr.	Water and mill privilege on west side of Carson River below Atchison & Co. mill	04-19-1862	Ormsby Deeds 1	146-148	(C-9)

MEXICAN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-17-1862	Confirm-atory Deed	J.H. Atchinson	Charles A. Kinhead William P. Harrington, Jr.	all interest in mill and water right	04-19-1862	Ormsby Deeds 1	145-146	A008151 (C-10)
05-12-1862	Deed	Robert Burnett	Charles B. Polhemus	½ of 40 feet of Mexican or Spanish claim 40/100 of mills & reduction works	05-16-1862	Storey Deeds C	228-229	not ordered
05-12-1862	Deed	Robert Burnett	Charles B. Polhemus	½ of 10 feet of Mexican or Spanish claim 1/10 of mills	05-16-1862	Storey Deeds C	229-231	not ordered
08-26-1862	Deed	Gabriel Maldonado	Charles B. Polhemus	40/100 of Mill 40 feet of Mexican or Spanish claim	09-05-1862	Storey Deeds D	228-229	not ordered
09-04-1862	Deed	John H. Atchinson	Charles B. Polhemus	1/16 (6½ feet) Mexican or Spanish claim 1/16 of mill	09-08-1862	Storey Deeds D	299-300	not ordered
09-05-1862	Deed	John H. Atchinson	Alexander Duncan	1/8 (12½ feet) Mexican or Spanish claim 1/8 mill belonging to mine	09-08-1862	Storey Deeds D	300-301	not ordered
10-09-1862	Affidavit	Charles B. Polhemus, member of Alsop & Company		Charles Polhemus holds property in trust for Alsop & Company: 56½ feet Mexican/Spanish claim. Said interest was purchased with the money of the firm.	10-05-1864	Storey Deeds X	587-588	not ordered
10-10-1862	Certificate of Trust	Charles B. Polhemus	Alsop & Company	Silver State Mill and 6 acres belongs to Alsop & Company; Polhemus purchased property by deed dated 04-05-1862 with funds of, and for, Alsop & Co.	10-05-1864	Ormsby Mtg 5 --- Ormsby Mtg 8	396-397 --- 452-453	(C-11)

MEXICAN MILL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-22-1863	Deed	Theodore Winters	Charles B. Polhemus	3/16 of Mexican Mine known as Mexican or Spanish claim; his interest in mill site machinery belonging to Mexican Company	04-25-1863	Storey Deeds L	493-494	not ordered
1865?	Survey		(names hidden under framing)	Mexican Mill Lot consisting of 586,753.20 square feet (survey is hanging framed on wall in Carson City Recorder's Office)	08-11-1865	Ormsby		copy not obtained
12-15-1865	Deed	Alsop & Company, consisting of George G. Hobson Theodore W. Riley Joseph W. Alsop Edward McCall Stanhope Prevost George J. Foster John Stewart Jackson, by Robert C. Fergusson, their attorney in fact	George G. Hobson	Silver State Mill and 6 acres	05-07-1866	Ormsby Deeds 9	432-433	(C-12)
01-29-1868	Deed	William S. MacDonald as administrator of estate of William L. Boyle (deceased)	George G. Hobson	13.47 acres and reduction work thereon	03-17-1868	Ormsby Deeds 11	614-617	(C-13)
02-05-1868	Deed	George S. Boyle Hannah Boyle William A. Boyle Adaline Boyle (heirs of William L. Boyle)	George G. Hobson	All interest in Mexican Mill in Ormsby County and 13 acres	03-12-1868 --- 03-17-1868	Storey Deeds 28 --- Ormsby Deeds 11	540-542 --- 617-619	(C-14)

MEXICAN MILLSITE (continued)

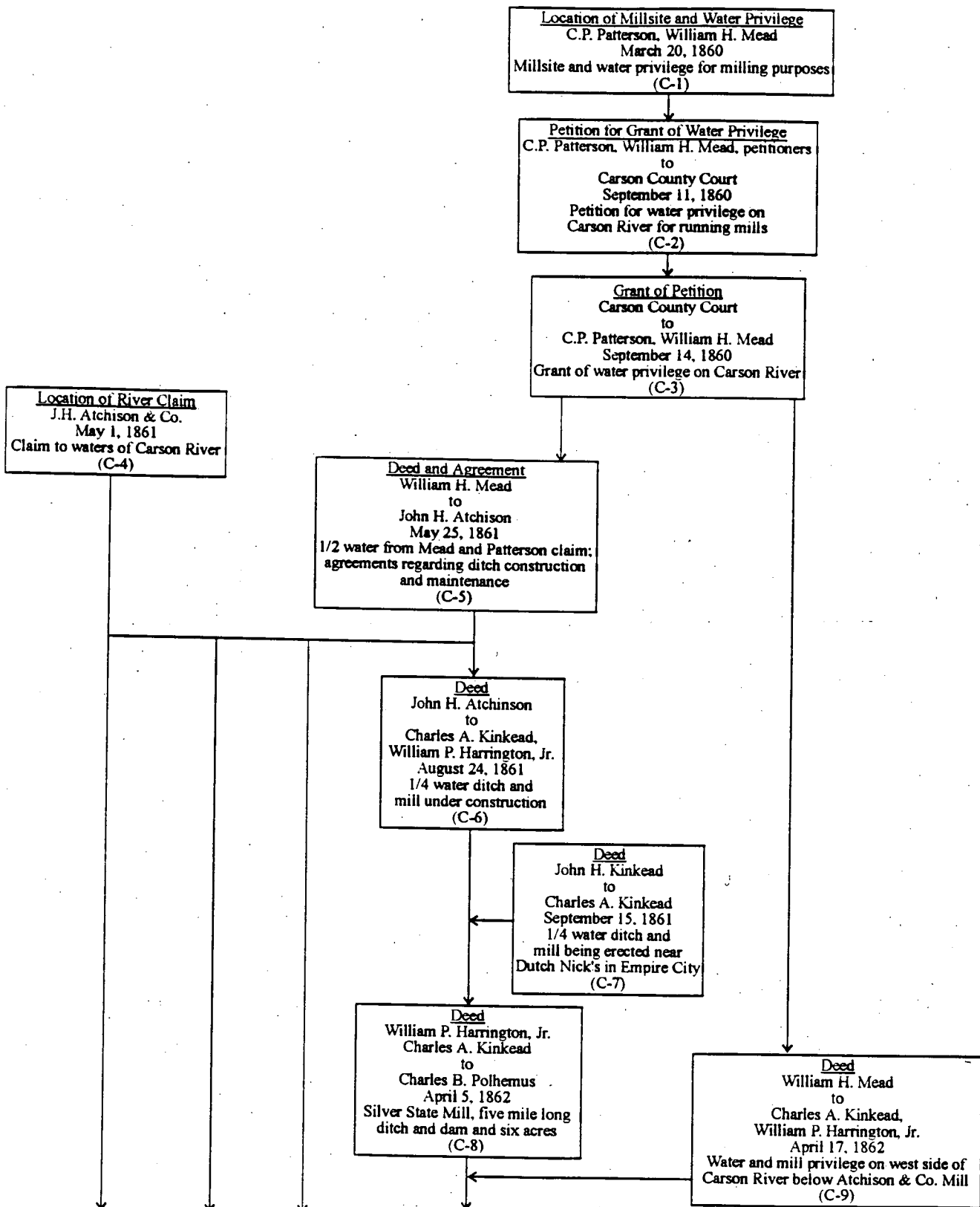
DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-31-1870	Deed	George G. Hobson	Union Mill and Mining Company (CA corp.)	13.47 acres and reduction works thereon, and water ditch of Mexican Mining Co. (five miles long, 3.5 feet deep, 12 feet wide)	06-29-1870	Ormsby Deeds 14	002-003	(C-15)
06-10-1871	Town Patent	United States of America under Act of Congress April 24, 1820 (disposal act)	S.H. Wright, Judge, in trust for occupants of Townsite of Empire City	Certificate No. 475 SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 10 S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 11 NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11 all in T15N, R20E	10-25-1871	Ormsby Deeds 14	333-334	(C-16)
06-15-1871	Deed	Union Mill and Mining Company, by J.D. Fry, President, and James H. Dobinson, Secretary	Alvinza Hayward	13.47 acres and Mexican mill thereon, Union Mill and Mining Co. "being now in possession of said land"; five mile water ditch	07-03-1871	Ormsby Deeds 14	272-274	(C-17)
02-27-1872	Deed	Samuel H. Wright, Judge, in trust for the occupants of Townsite of Empire City	Alvinza Hayward John P. Jones	Mexican Mill lot (described by metes and bounds)	03-06-1872	Ormsby Deeds 14	441-442	(C-18)
12-28-1874	Deed	Alvinza Hayward	Union Mill and Mining Company	1/2 interest in Mexican Mill and 13.47 acres, Alvinza Hayward "being now in possession of the said interest in said land"; $\frac{1}{2}$ interest in five mile water ditch	01-06-1875	Ormsby Deeds 16	126-132	(C-19)
01-28-1875	Deed	Alvinza Hayward	John P. Jones	Mexican Mill, 13.47 acres, five mile water ditch	02-03-1875	Ormsby Deeds 16	149-151	(C-20)
	Deed	Nevada Mill Company Union Mill and Mining Company; John P. Jones	W.H. Peck	tailings near Mexican Mill				not searched; referred to in C-21

MEXICAN MILL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
	Deed	W.H. Peck	H.M. Gorham	tailings near Mexican Mill				not searched; referred to in C-21
	Deed	H.M. Gorham	Comstock Mill and Mining Company	tailings near Mexican Mill				not searched; referred to in C-21
03-25-1902	Deed	H.M. Gorham	Union Mill and Mining Company	Mexican Mill, lot and water ditch, and 1,236 acres except tailings conveyed to Peck	04-09-1902	Ormsby Deeds 29	408-411	(C-21)
06-01-1909	Deed	Union Mill and Mining Company	C.A. Ambrose	W $\frac{1}{2}$ SW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11; SE $\frac{1}{4}$ Section 10; includes southern part of 13.47 acre millsite but does not include spot on which mill stood on	07-06-1910	Ormsby Deeds 36	130	not ordered
11-30-1967	Deed	Blake Darling Michael Darling	Alice Ann Darling Muriel H. Darling		12-28-1967	Ormsby OR 71	623-627	not ordered
	Deed	Alice Ann Knowles Darling	Michael Darling					not searched
	Lot Line Adjustment					Carson City OR	87880	not ordered
	Judgment					Carson City OR	92958	not ordered
- 1993 -	Tax Roll		Michael Darling	Parcel 08-361-24 (east side)				
- 1993 -	Tax Roll		Michael Darling	Parcel 08-361-24 (west side)				

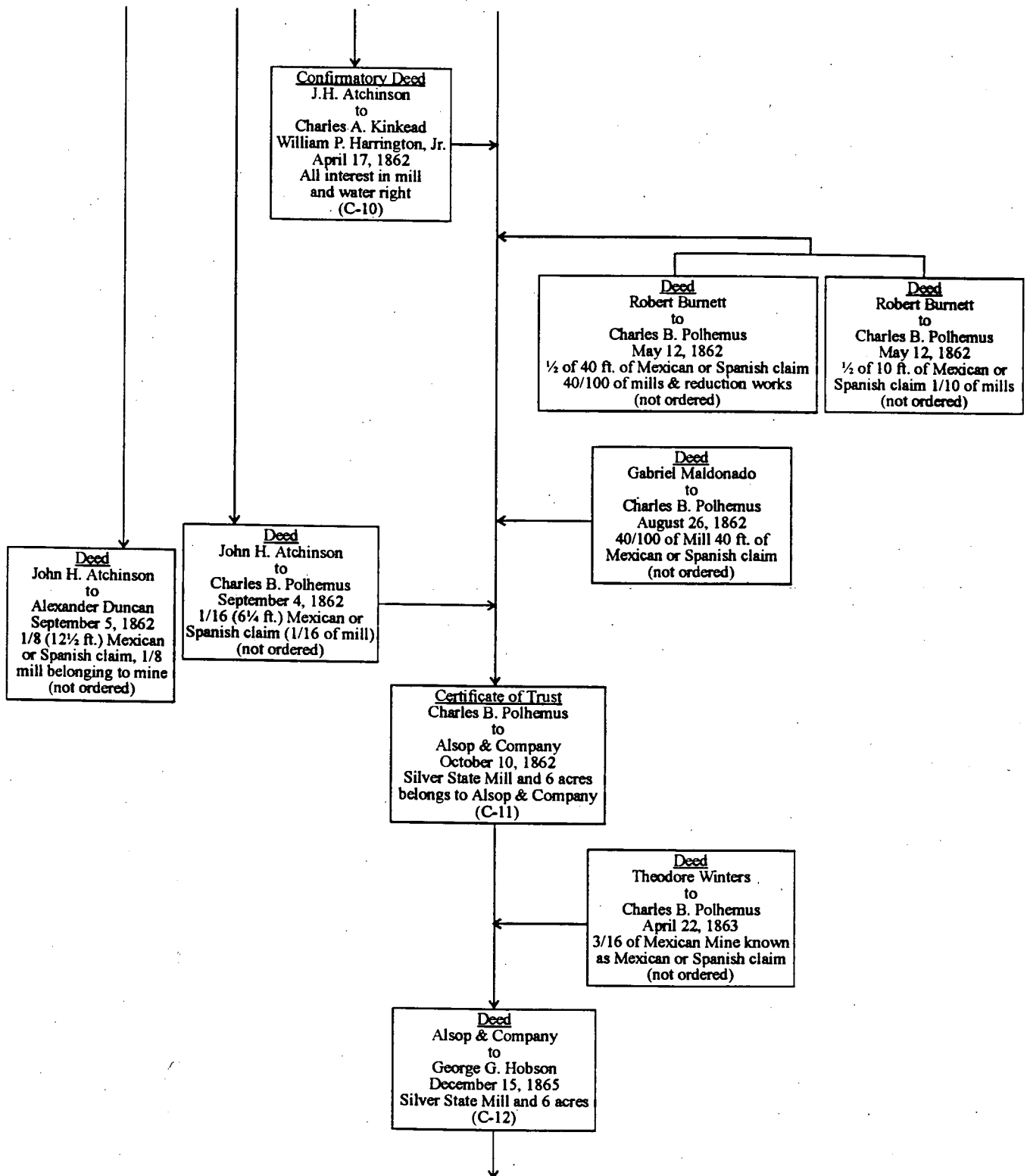
MEXICAN MILLSITE

DEEDS



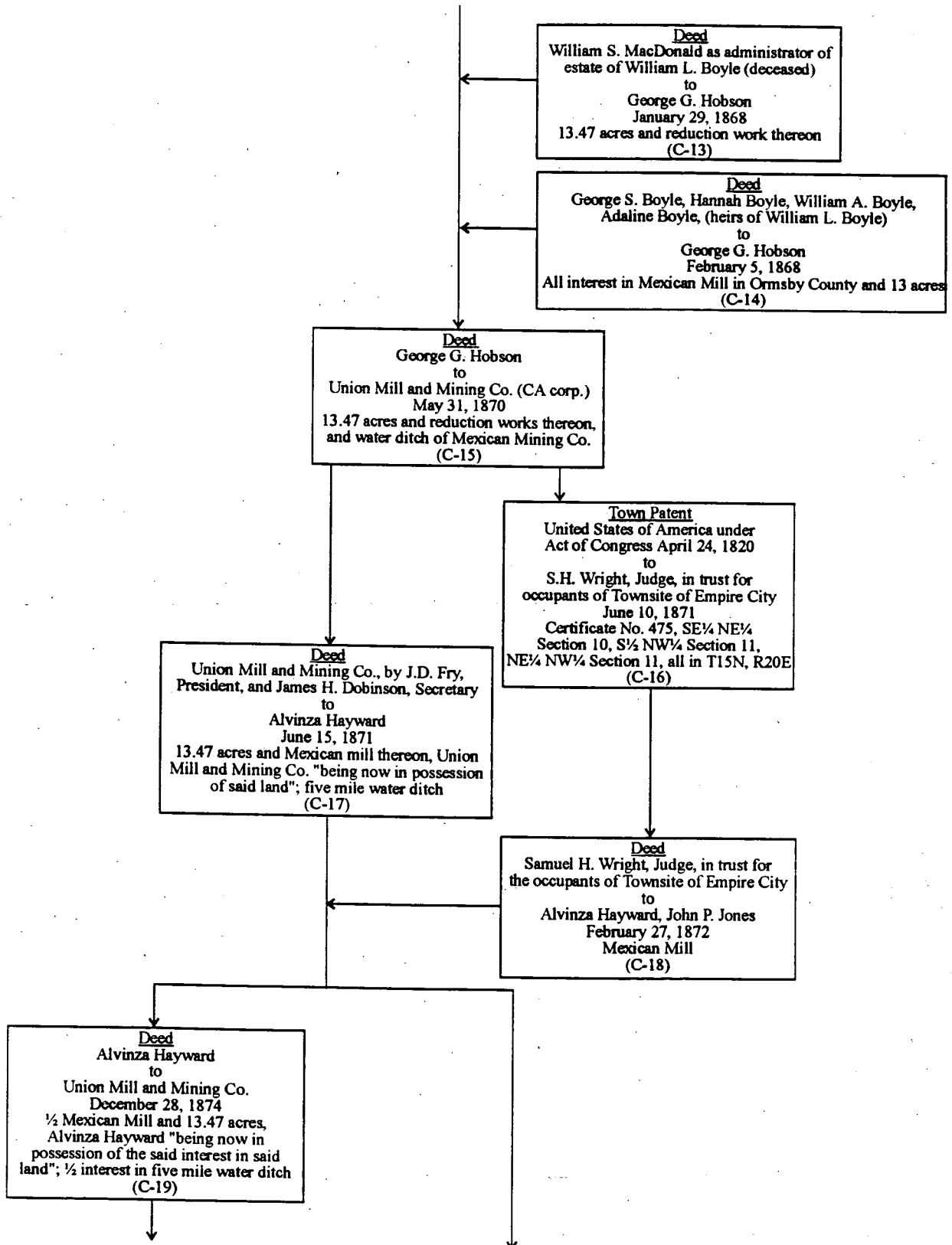
MEXICAN MILLSITE (Cont.)

DEEDS

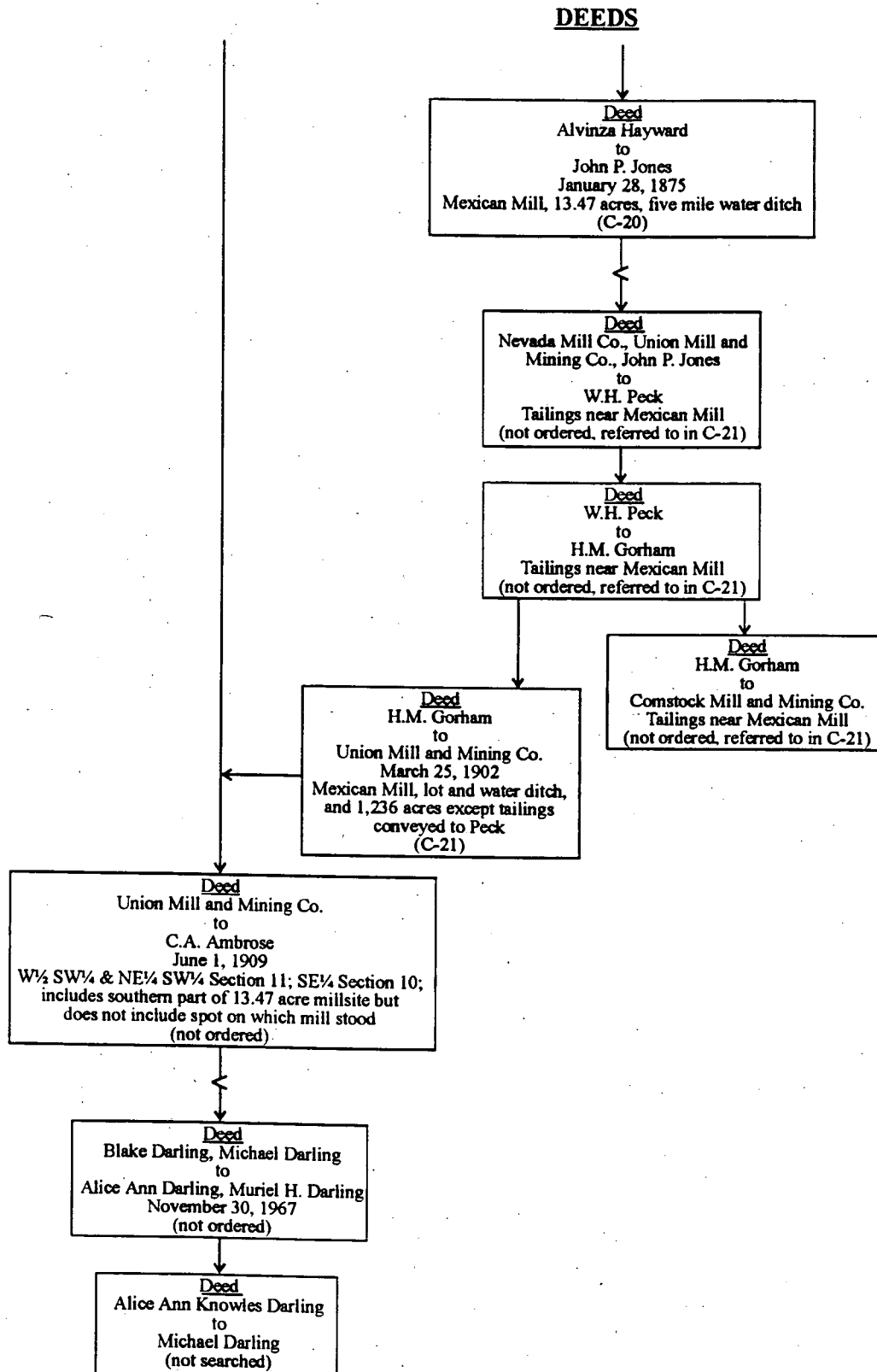


MEXICAN MILLSITE (Cont.)

DEEDS



MEXICAN MILLSITE (Cont.)



solid lines with break in the middle indicate a break in the chain

2.2 Morgan Mill

The Morgan Mill was located about three-quarters of a mile east of the Mexican Mill, on the north bank of the Carson River on tax assessor parcel nos. 08-541-55 and 08-151-72 (B-1;A010546) (Photograph No. 2) (Map 4). The mill was constructed in 1864 or 1865 and was also known as the Yellow Jacket Mill (A-2;A008160).

The title history of the Morgan Mill begins with a survey of land claim, dated September 30, 1864, performed for James Morgan regarding a 5.04 acre parcel between the Brunswick Mill Road and the Carson River, located within N½ NE¼ of Section 11, T15N, R20E (D-1).

On October 1, 1864, John C. Russell conveyed this 5.04 acre parcel to James Morgan (see D-4). About three months later, on December 20, 1864, the U.S. Government granted a patent to John C. Russell for N½ NE¼ of Section 11 (D-2). However, there is no record that Russell subsequently reconveyed the 5.04 parcel within this land to Morgan.

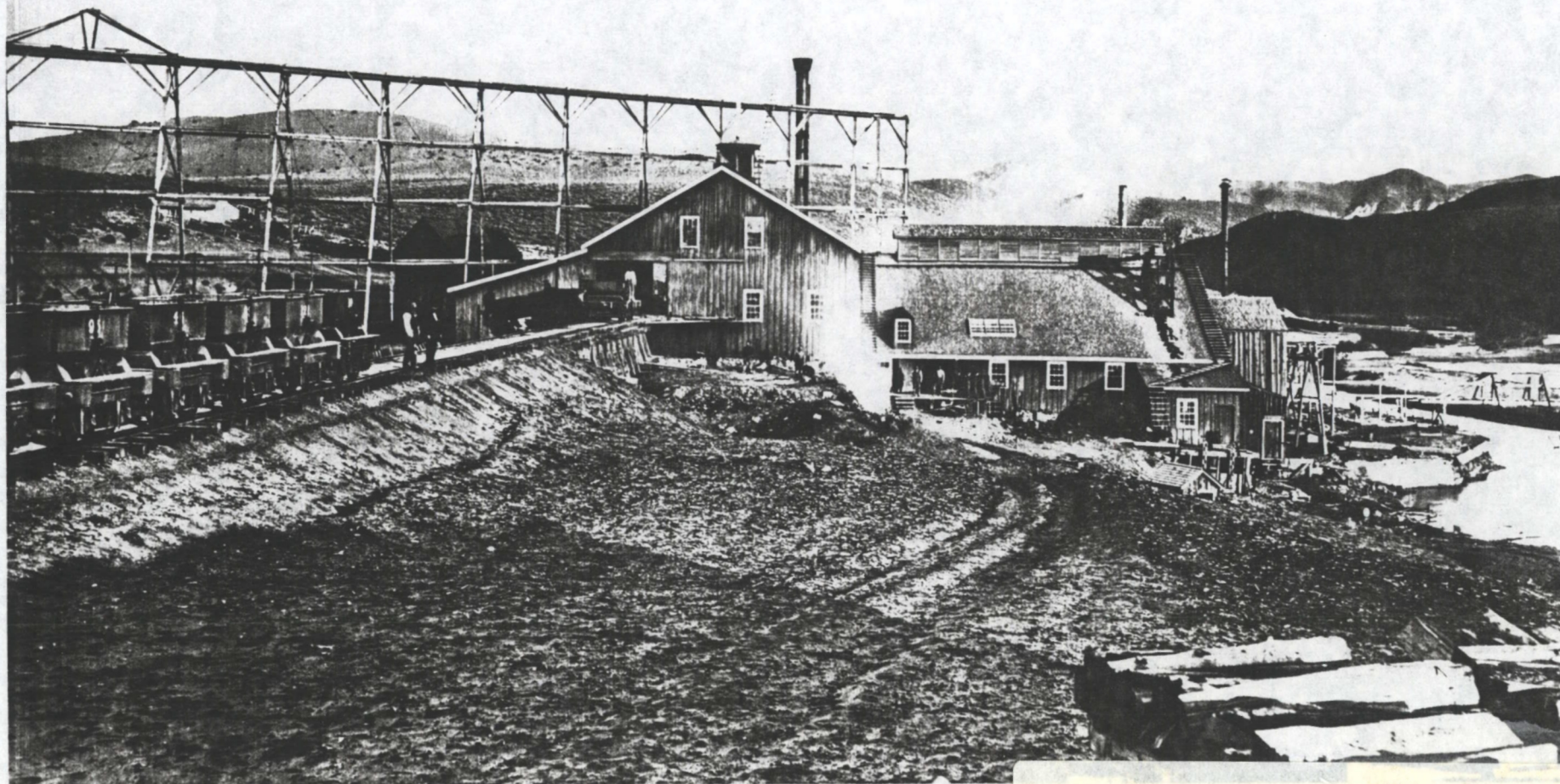
On February 8, 1865, Alsop & Company and James Morgan reached an agreement on the supply of water to their mills (D-2). According to the recitals in the agreement, Alsop & Company was the owner of the Mexican Mill and entitled to use half of the Carson River water at the Mexican Mill; Morgan was the owner of the Morgan Mill and of the same half of Carson River water which was diverted at the Mexican Mill, which he was entitled to use at the Morgan Mill after the water passed through the Mexican Mill; Morgan also was the owner of the remaining half of Carson River water; and W. H. Mead was the former owner of the Morgan Millsite (D-2). In exchange for the cancellation of debt owed by Morgan and Mead to Alsop & Company, Morgan agreed to convey to Alsop & Company the right to use the remaining half of Carson River water at the Mexican Mill, and Morgan agreed to share with Alsop & Company the expenses of cleaning, maintaining and repairing the water ditch that brought water to their mills (D-2).

About two months later, on April 20, 1865, James Morgan conveyed the Morgan Mill and 5.04 acre millsite to Yellow Jacket Silver Mining Company (D-4).

The 1866 Annual Report of the State Mineralogist reported the Yellow Jacket Mill as having 40 stamps, 9 pans and a crushing capacity of 80 tons per day (A-5;A008520).

On August 1, 1871, Yellow Jacket Silver Mining Company conveyed the Morgan Mill and 5.04 acre millsite to Alvinza Hayward and John P. Jones (D-5). In contrast to this deed, the Comstock Historic District Commission reports the Yellow Jacket Mill as owned by Crown Point Mining Company in 1871 (A-15;A019070).

In the 1871-72 State Mineralogist's Report and Powell's 1876 Land of Silver, the Yellow Jacket Mill was described as having 40 stamps, 13 pans and a capacity of 75 tons per day (A-7;A008445) (A-8;A005026). The 1873-74 Biennial Report of the State Mineralogist describes the Morgan Mill as having 40 stamps and crushing 75 tons per day (A-6;A008407).



Photograph No. 2
Morgan Mil, circa 1875

On December 28, 1874, Alvinza Hayward conveyed a 1/2 interest in the Yellow Jacket Mill and the 5.04 acre millsite to the Union Mill and Mining Company (D-6). On September 9, 1875, the Union Mill and Mining Company and John P. Jones conveyed the Yellow Jacket Mill and 5.04 acre millsite to the Pacific Mill and Mining Company (D-7). In addition to this deed, a Schedule of Property of Pacific Mill and Mining Company confirms that Union Mill and Mining Company and J. P. Jones conveyed "that certain quartz mill . . . formerly known as the Morgan Mill, now known and called the Yellow Jacket Mill" and millsite to Pacific Mill and Mining Company on September 9, 1875 (A-9;A010203).

On December 7, 1883, the Pacific Mill and Mining Company conveyed the Morgan Mill and 5.04 acre millsite to Ophir Silver Mining Company (D-8). On April 13, 1885, Ophir Silver Mining Company conveyed the Yellow Jacket Mill and 5.04 acre millsite to John P. Jones (D-9). On March 5, 1886, John P. Jones conveyed the Morgan Mill and 5.04 acre millsite to Comstock Mill and Mining Company (D-10).

A 1912 map on the wall of the Ormsby County Recorder's office described Comstock Mill and Mining Company as the owner of N½ NE¼ of Section 11, which includes the Morgan Millsite (copy not available).

On November 2, 1912, Edward Bardsley conveyed to Comstock Tailings Company the Morgan Mill and the N½ NE¼ of Section 11 (except 26 lots known as Crow Town) (D-11). On September 8, 1914, H. E. Cunningham, Fred Eden, Harper McKechnie, and Tailings Extraction Company conveyed the same property to Comstock Tailings Company (D-12). There is no record of a conveyance of this property to the grantors of these deeds.

On December 26, 1914, Comstock Mill and Mining Company conveyed the Morgan Mill and the N½ NE¼ of Section 11 (except 26 lots known as Crow Town) to Comstock Tailings Company (D-14). A conveyance between the same parties about a month earlier, on November 30, 1914, is ambiguous, but also may have included the Morgan Mill (D-13).

On February 14, 1921, Comstock Tailings Company conveyed the Morgan Mill and the N½ NE¼ of Section 11 (except 26 lots known as Crow Town) to Alex Logie (D-15). This deed is the most recent title document referring to the Morgan Mill itself. The property later was deeded to Randall Larson and Jo. H. Beamer, who later conveyed the property back to Logie or his estate, possibly as a result of a lawsuit (copies not ordered). On April 7, 1947, the estate of Alexander Logie received approval to lease the property to Albert Hanford for the placer extraction of mercury and gold (copy not ordered).

On March 7, 1968, the estate of Alexander Logie conveyed N½ NE¼ of Section 11 (except 26 lots known as Crow Town) to David Lantry and John Mongolo (copy not ordered). Four days later, on March 11, 1968, Lantry and Mongolo conveyed the property to Lantry and Andrew Julius Bunkowski (copy not ordered). In 1976, Lantry and Bunkowski conveyed the property to Carson River Development Company (not searched).

An assessor's parcel map, dated approximately 1977, identifies Carson River Development Company as the owner of parcel number 08-541-02, which was 70.367 acres just south of Brunswick and Morgan Mill Roads in N½ NE¼ of Section 11 (copy not ordered). A 1979 parcel map identifies Carson River Development Company as the owner of two parcels created out of parcel number 08-541-02 (Map No.5).

In 1985, Lorin O. Montgomery and Tibor W. Fejer, the trustees of Carson River Development Company, a dissolved corporation, conveyed one of these parcels to themselves individually (D-17). On May 14, 1985, Montgomery and Fejer conveyed this parcel to John Serpa (D-17). Since then, the property has been owned by individuals.

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
08-541-55 and 08-541-72	John Serpa P.O. Box 1724 Carson City, Nevada 89702

The title abstract and title tree for the Morgan Millsite follow. The title documents are contained in Attachment III.

Map 5
1979 parcel map showing parcels owned by
Carson River Development Company

**PARTIALLY SCANNED
OVERSIZE ITEM(S)**

See document # 2346505 (2 of 3)
for partially scanned image(s).

For complete hardcopy version of the oversize document
contact the Region 9 Regional Records Center – Superfund Division

MORGA LLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-30-1864	Survey of Land Claim		James Morgan	5.04 acres between Brunswick Mill Road and Carson River (portion of N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11)	10-01-1864	Ormsby Surveyor's Records A	341	(D-1)
10-01-1864	Deed	John C. Russell	James Morgan	5.04 acres		Ormsby Deeds 9	004-005	Not ordered; referred to in D-4
12-20-1864	Patent	United States of America	John C. Russell	N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 (80 acres)	08-14-1865	Ormsby Deeds 9	226-227	(D-2)
02-08-1865	Agreement	Alsop & Company	James Morgan	Alsop & Company is owner of Mexican Mill and entitled to use half of water of Carson River at Mexican Mill; James Morgan is owner of Morgan Mill and half of water of Carson River, which he is entitled to use after passage through Mexican Mill; James Morgan also is the owner of the remaining half of Carson River water; W.H. Mead is the former owner of the Morgan Millsite; Morgan agrees to convey to Alsop & Company the right to use at the Mexican Mill the remaining half of Carson River water; Alsop and Morgan agree to share cleaning, maintenance and repair expenses for water ditch.	02-16-1865	Ormsby Misc 7	282-284	(D-3)
04-20-1865	Deed	James Morgan	Yellow Jacket Silver Mining Company	Morgan Mill and 5.04 acres	05-04-1865	Ormsby Deeds 9	068-070	(D-4)
08-01-1871	Deed	The Yellow Jacket Silver Mining Company (NV corp.) by Thomas G. Taylor, President, and George W. Hopkins, Secretary	Alvinza Hayward John P. Jones	Morgan mill now called Yellow Jacket Mill and 5.04 acres	08-14-1871	Ormsby Deeds 14	290-292	(D-5)
12-28-1874	Deed	Alvinza Hayward	Union Mill and Mining Company (CA corp)	1/2 interest in 5.04 acres Yellow Jacket Mill formerly known as Morgan Mill	01-07-1875	Lyon Co Deeds H Storey Deeds 36 Ormsby Deeds 16	166 006-013 126-132	(D-6)

MORGAN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-09-1875	Deed	Union Mill and Mining Company, by William Sharon, President, and James H. Dobinson, Secretary John P. Jones	Pacific Mill and Mining Company	Yellow Jacket Mill 5.04 acres	09-13-1875	Ormsby Deeds 16	416-419	(D-7)
12-07-1883	Deed	Pacific Mill and Mining Company (CA corp.), by George Congdon, Vice President	Ophir Silver Mining Company (CA corp.)	Morgan Mill 5.04 acres	12-12-1883	Ormsby Deeds 22	465-470	(D-8)
04-13-1885	Deed	Ophir Silver Mining Company (CA corp.), by Charles H. Fish, President, and E.B. Holmes, Secretary	John P. Jones	Yellow Jacket Mill now known as Morgan Mill; 5.04 acres	03-08-1885	Ormsby Deed 24	168-171	(D-9)
03-05-1886	Deed	John P. Jones, by Samuel L. Jones, his attorney in fact	Comstock Mill and Mining Company (NV corp.)	Morgan Mill and 5.04 acres	03-09-1886	Ormsby Deeds 24	171-175	(D-10)
- 1912 -	Map		Map of Ormsby County showing present land ownership	Comstock Mill and Mining Company is owner of N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11				Copy not available
11-02-1912	Deed	Edward Bardsley	Comstock Tailings Company (CA corp.)	Morgan Mill N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except 26 lots known as Crow Town	03-12-1915	Ormsby Deeds 36	481-482	(D-11)
09-08-1914	Deed	H.E. Cunningham Fred Eden Harper McKechnie Tailings Extraction Company (AZ corp.), by H.E. Cunningham, President, James H. Wishart, Secretary, and Walter B. Wibley, Director	The Comstock Tailings Company (CA corp.)	Morgan Mill and N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except 26 lots	03-11-1915	Ormsby Deeds 36	482-483	(D-12)

MORGAN MILL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-30-1914	Deed	Comstock Mill and Mining Company, by J.P. Woodbury, President, and J.S. Woodbury, Secretary J.P. Woodbury	The Comstock Tailings Company	May convey Morgan Mill (ambiguous)	01-09-1915	Ormsby Deeds 36	463-464	(D-13)
12-26-1914	Deed	Comstock Mill and Mining Company, by J.P. Woodbury, President, and J.S. Woodbury, Secretary	The Comstock Tailings Company	Morgan Mill and N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except 26 lots	01-09-1915	Ormsby Deeds 36	461-463	(D-14)
02-14-1921	Deed	Comstock Tailings Company (CA corp.), by Charles H. Fairer, Vice President, and E.M. Brown, Secretary	Alex Logie	Morgan Mill N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except 26 lots known as Crow Town	03-21-1921	Ormsby Deeds 37	279-280	(D-15)
	Deed		Randall Larson Jo. H. Beamer			Ormsby Deeds 43	588-590	Not ordered
	QC Deed			Release of 43/588	12-03-1943	Ormsby Deeds 48	474-475	Not ordered
10-15-1943	Judgment	Howard Benton Logie, administrator of estate of Alexander Logie, plaintiff	Randall Larson Jo. H. Beamer, defendants	Plaintiff received release of 43/588	10-15-1943	Ormsby Misc 49	009-012	Not ordered
04-07-1947	Order Approving Lease	Estate of Alexander Logie	Albert Hanford	lease for placer extraction of mercury and gold	04-07-1947	Ormsby Misc 49	493-495	Not ordered
03-07-1968	Deed	Howard B. Logie, administrator of estate of Alexander Logie	David Lantry John Mongolo	N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except Lots 1-26 known as Crow Town situate "nearly in the center of N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11"	04-02-1968	Ormsby Deeds 51	328-330	Not ordered
03-11-1968	Deed	David Lantry John Mongolo	David Lantry Andrew Julius Bunkowski	N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11 except Lots 1-26 known as Crow Town situate "nearly in the center of N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 11"		Ormsby Deeds 51	353-356	Not ordered

MORGAN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1976 -	Deed	David Lantry Andrew Julius Bunkowski	Carson River Development Company					Not searched
around 1977	Assessor's Parcel Map		Carson River Development Company	Parcel No. 08-541-02 being 70.367 acres south of Brunswick and Morgan Mill Roads				Not ordered
- 1979 -	Parcel Map		Carson River Development Company	Divides Parcel No. 08-541-02 into Parcel Nos. 08-541-30 (11.04 acres) (Parcel C) and 08-541-31 (40.46 acres) (Parcel D) in NE $\frac{1}{4}$ Section 11	09-04-1979	Carson City Maps 3	767	Map No. 5
- 1985 -	Deed	Carson River Development Company, a dissolved NV corporation, by Lorin O. Montgomery and Tibor W. Fejer, Trustees	Lorin O. Montgomery Tibor W. Fejer	Parcel D on map 3/767 (Parcel No. 08-541-31)	06-14-1985	Carson City OR 396	369-371	(D-16)
05-14-1985	Deed	Lorin O. Montgomery Tibor W. Fejer	John Serpa	Parcel D on Map 3/767 (Parcel No. 08-541-31)	06-14-1985	Carson City OR 396	372-374	(D-17)
	Record of Survey			divides 08-541-30 (11.04 acres) into 08- 541-44, 08-541-45 and 08-541-46		Carson City Maps 3	848	Not ordered
	Record of Survey			divides 08-541-45 into 08-541-53, 08-541-54 and 08-541-55		Carson City Maps 3	855	Not ordered
	Record of Survey			divides 08-541-46 into 08-541-56, 08-541-57, 08-541-58 and 08-541-59		Carson City Maps 3	856	Not ordered
	Record of Survey			divides 08-541-44 into 08-541-49, 08-541-50, 08-541-51 and 08-541-52		Carson City Maps 3	857	Not ordered

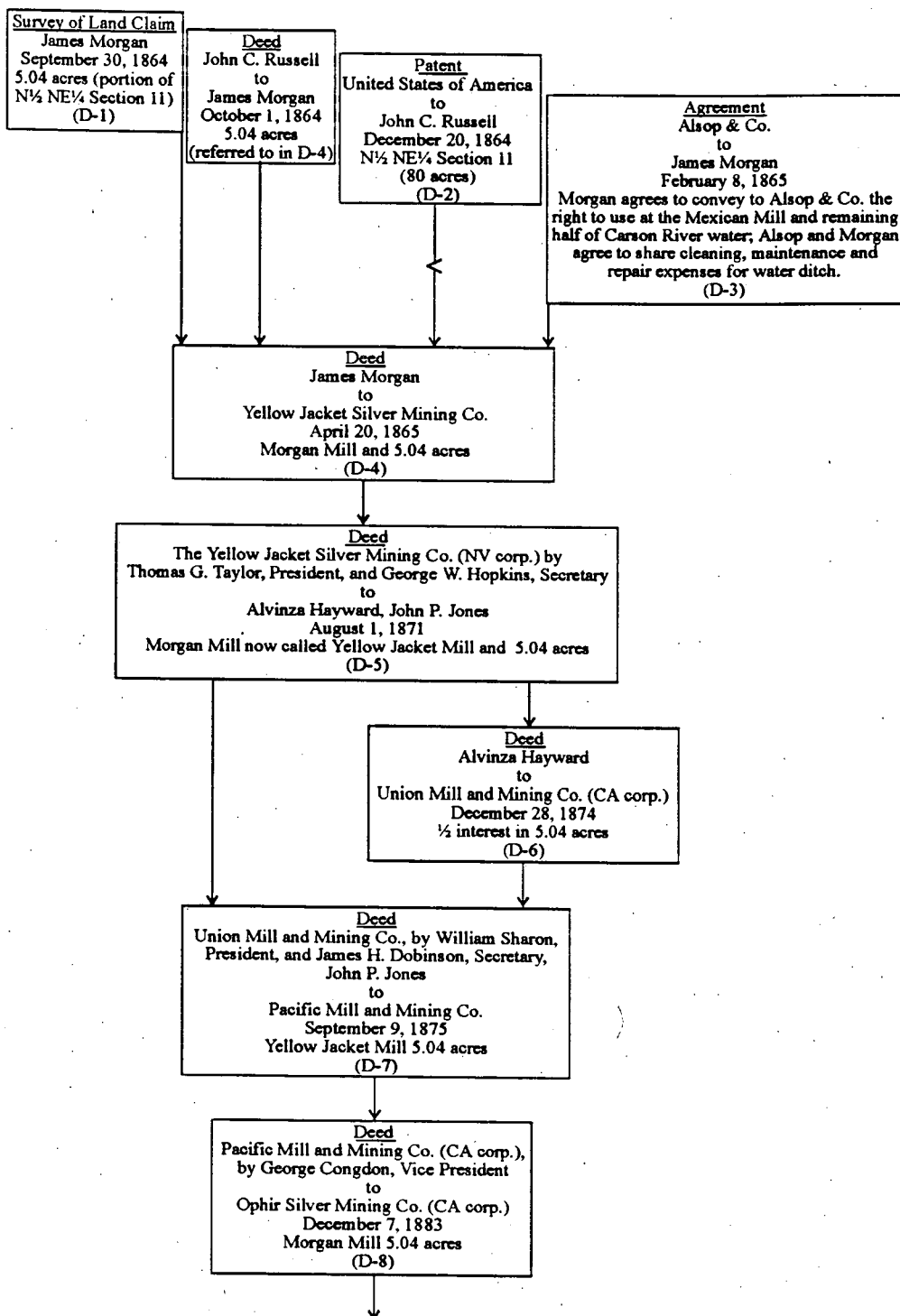
MORGAN MILL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1993 -	Tax Roll		John Serpa	Parcel no. 08-541-72 (18 acres north of Carson River), and parcel no. 08-541-49 to -59 (area between road and parcel no. 08-541- 72)				

MORGAN MILLSITE

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

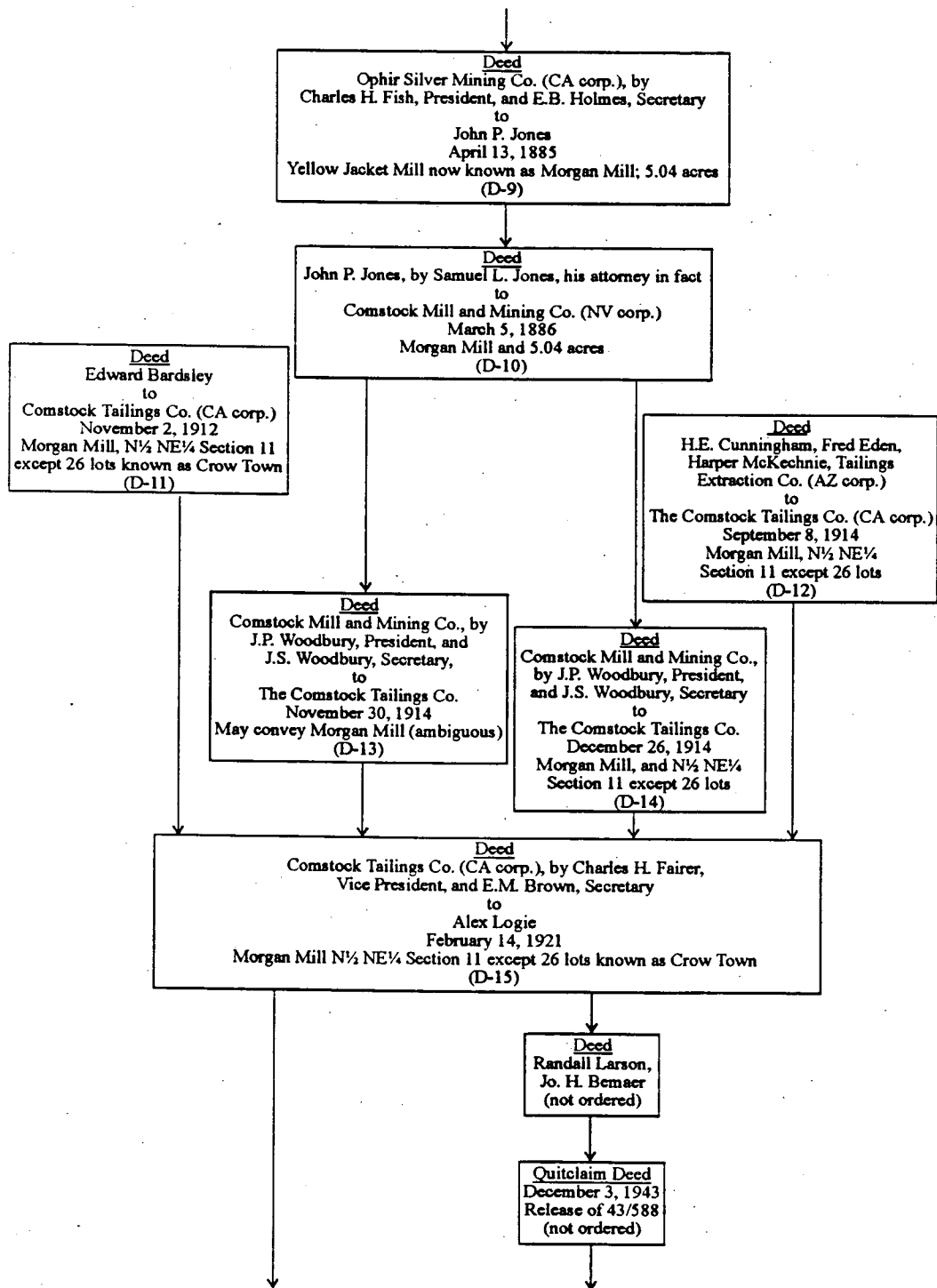


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MORGAN MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

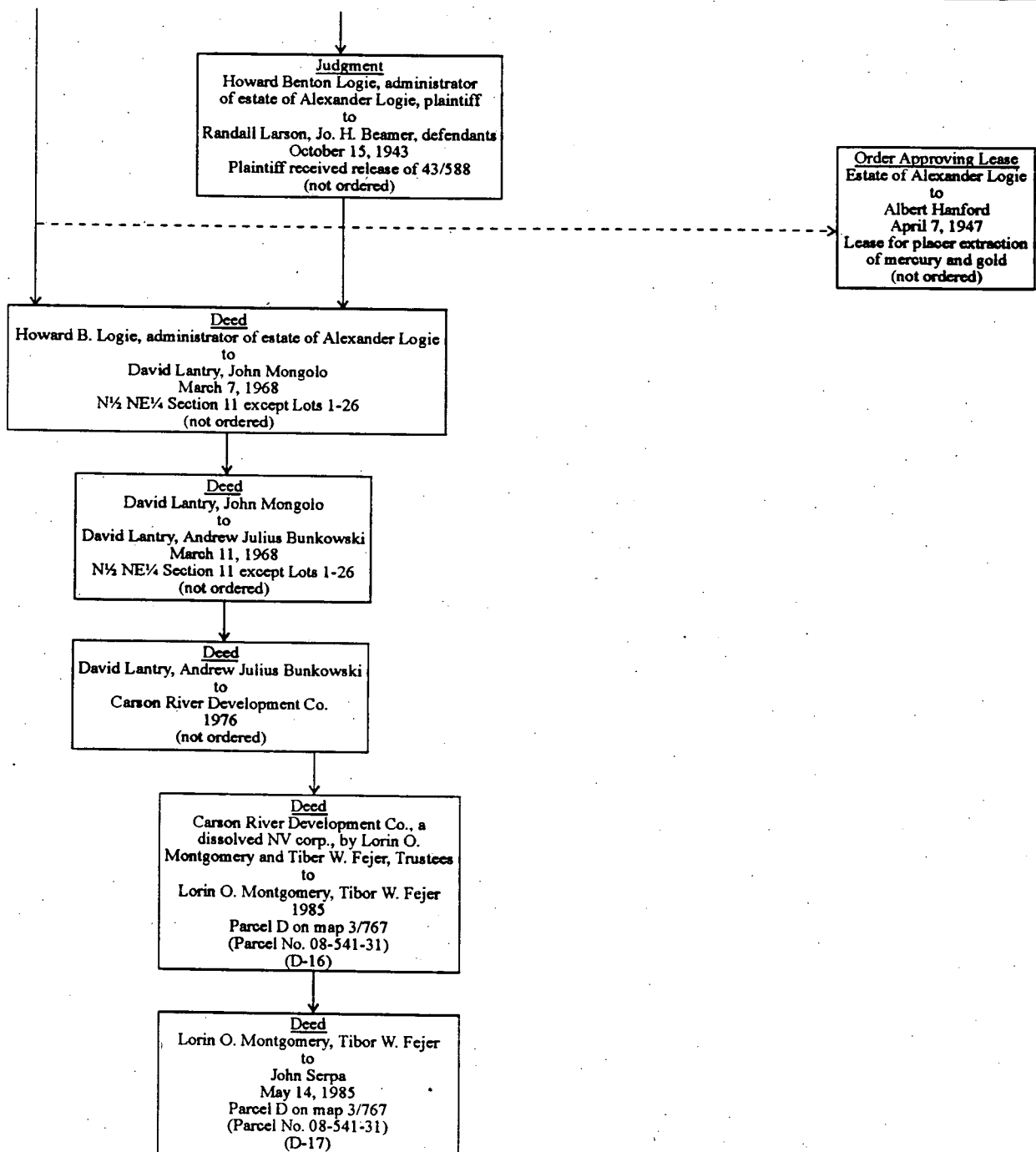
DEEDS



MORGAN MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



- - - dotted lines indicates a non-fee interest

2.3 Brunswick Mill

The Brunswick Mill was located about one mile southeast of the Morgan Mill, on the north bank of the Carson River (B-1;A010546) (Photograph No. 3). The mill was constructed in 1864 and was originally an 8 stamp mill (A-5;A008520). The mill was enlarged to 56 stamps by 1873 (A-6;A008407). The current tax assessor parcel number is 08-531-44 (Map 4).

The title history from 1860 to 1889 is derived from the Dangberg abstract. Some of the title documents are photocopies of typewritten copies filed in the 1889 lawsuit. On September 19, 1860, E. Gonin and J. Tullock filed a petition for the grant of a water privilege on the Carson River for running mills (E-1). The Carson County Court granted this water privilege on October 3, 1860 (E-2).

On April 22, 1861, M. W. Hoyt & Co. and M. Hill filed a water claim for milling and mining (E-3). The map submitted with the claim shows the proposed ditch and millsite (E-3). On May 10, 1861, E. Gonin and J. Tullock conveyed a 1/2 interest in their water privilege to George P. Hudspeth (E-4). On May 11 and June 24, 1861, Leonard Walter & Co. obtained surveys of a river claim and land claim to 38.46 acres (E-5) (E-6). On September 24, 1861, Gonin, Tullock and Hudspeth conveyed their water privilege to A. Walter, George Simonds and Leonard Walter (E-7).

On August 11, 1862, Adam Walter and George Zeimetz (possibly an alternative spelling of "Simonds") mortgaged to John Freudenburgh the 200 acres later known (and referred to below) as the Brunswick Mill property, located at SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, and W $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 (E-13). Three months later, on November 17, 1862, Leonard Walter and George Simonds conveyed to Adam Walter rights in two of the water privileges and in the land claim to the property (E-8).

On July 2, 1863, Adam Walter conveyed 38.46 acres to Isaac Railey and J. Neely Johnson (E-9). One month later, on August 5, 1863, Moses Hill and M. W. Hoyt conveyed rights to water power on the Carson River to Railey and Johnson (E-10).

On June 8, 1864, J. Neely Johnson mortgaged a 1/2 interest in the Brunswick Mill property to Isaac Railey (E-13). Four months later, on October 12, 1864, Freudenburgh assigned to Railey the mortgage from Adam Walter and George Zeimetz (E-13).

On February 10, 1865, the U.S. Government issued patents to Alexis P. Bailly, Jr. for the Brunswick Mill property (E-11) (E-12). On the same day, Bailly and his wife, Christine Bailly, conveyed this property to Isaac Railey and J. Neely Johnson (E-13). One month later, on March 4, 1865, Isaac Railey pledged the Johnson and Walter/Zeimetz mortgages to William Sharon as "collateral security," possibly for an unrecorded loan from Sharon to Railey (E-16).

The 1866 Annual Report of the State Mineralogist described the Brunswick Mill as having 8 stamps, 4 pans and a crushing capacity of 20 tons per day (A-5;A008520).



Photograph No. 3
Brunswick Mill

On August 31, 1866, Isaac Railey conveyed a 1/4 interest in the Brunswick Mill property to George E. Williams (E-14). One week later, on September 7, 1866, J. Neely Johnson conveyed a 1/2 interest in the property to H. G. Maynard (E-15).

Three months later, on November 16, 1866, Railey and four other individuals (Thomas H. Williams, Mary R. Williams, David Bixler, and Jacob Frankenthal) conveyed the property to George E. Williams (E-16). This conveyance also assigned the Johnson mortgage, Walter/Zeimetz mortgage, and several money judgments (E-16).

On December 4, 1866, George E. Williams and Henry G. Maynard conveyed the Brunswick Mill property to William Sharon (E-17) (E-18). Two days later, on December 6, 1866, Sharon conveyed a 1/4 interest in the property back to Williams (E-19). About one week later, on December 14, 1866, Sharon conveyed a 1/8 and 1/4 interest in the Brunswick Mill property, respectively, to Harvey Beckwith and Thomas Sutherland (E-20) (E-21). Five months later, on April 6, 1867, Beckwith conveyed his 1/8 interest back to Sharon (E-22).

On October 25, 1867, George E. Williams conveyed a 1/12 interest in the Brunswick Mill property to David Bixler (E-23). On April 27, 1868, Thomas Sutherland conveyed a 1/4 interest in the property to the Union Mill and Mining Company (E-24). About two weeks later, on May 7, 1868, William Sharon conveyed a 1/4 interest in the Brunswick Mill property to the Union Mill and Mining Company (E-25).

On November 9, 1868, the Union Mill and Mining Company conveyed a 3/4 interest in the Brunswick Mill property to Thomas H. Williams (E-26). About nine months later, on August 11, 1869, F. F. Coffin conveyed the Brunswick Mill property to Williams (E-27). Three months later, on November 19, 1869, five individuals (John Sime, B. F. Hastings, Joseph E. de la Montagnie, H. V. S. McCullough, and J. M. Douglass) conveyed the property to Williams (E-28).

On November 24, 1869, Thomas H. Williams, David Bixler and William Sharon entered into an agreement regarding the procedures and standards for operating and making decisions concerning the Brunswick Mill (E-29). Pursuant to this agreement, Williams and Bixler conveyed a 1/2 interest in the Brunswick Mill property to Sharon (E-29). About 18 months later, on May 30, 1871, Williams and Bixler conveyed their 1/2 interest in the property to Alvinza Hayward (E-30).

In the 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver, the Brunswick Mill was described as having 56 stamps, 26 pans and a capacity of 150 tons per day (A-7;A008445) (A-8;A005026).

The 1873 Report of the State Mineralogist reported the Brunswick Mill as having 56 stamps and crushing 155 tons per day (A-6;A008407).

On December 28, 1874, Alvinza Hayward conveyed his 1/2 interest in the Brunswick Mill property to the Union Mill and Mining Company (E-31). One month later, on January 26, 1875, William Sharon conveyed the Brunswick Mill property to John P. Jones (E-32). Eight months later, on September 28, 1875, the Union Mill and Mining Company and John P. Jones conveyed the property to Pacific Mill and Mining

Company (E-33). This conveyance is confirmed in a Schedule of Property of Pacific Mill and Mining Company (A-9;A010183).

On May 26, 1883, Pacific Mill and Mining Company conveyed the Brunswick Mill property to William Sharon and R. F. Morrow (E-34). About one week later, on June 5, 1883, Sharon conveyed a 1/2 interest in the property to the Union Mill and Mining Company (E-35).

On November 4, 1885, William Sharon conveyed all of his property, real and personal, to trustees Francis G. Newlands (his son-in-law) and Frederick W. Sharon (his son) (E-36). The trustees, as well as William Sharon's daughter and grandchildren, were the beneficiaries of the trust (E-36). The deed did not specifically mentioned the Brunswick Mill property (E-36).

On March 23, 1888, Frederick W. Sharon resigned as trustee and conveyed to Francis G. Newlands legal title to the trust property (E-37). On August 26, 1889, Newlands, as trustee, conveyed the Brunswick Mill property to the Union Mill and Mining Company (E-38). On September 30, 1910, the Union Mill and Mining Company and R. F. Morrow conveyed the property to the Western Smelters Corporation (E-39).

Because of time and funding constraints, title during the period 1910 to 1978 was not searched. On March 14, 1978, Carson River Development Company conveyed a portion of the Brunswick Mill property (not including the mill location) to T. E. Bertagnolli, who was doing business as T. E. Bertagnolli and Associates (E-40).

In 1985, Tibor W. Fejer and Lorin O. Montgomery, trustees of the Carson River Development Company, a dissolved corporation, conveyed to themselves, individually, the remaining portion of the Brunswick Mill property (including the mill location) (E-41). On May 14, 1985, Montgomery and Fejer conveyed this property to John C. Serpa, to whom the property was assessed in 1993 (E-42).

On May 2, 1988, the Carson City Treasurer conveyed the Bertagnolli portion of the property to Carson City, for nonpayment of taxes (copy not ordered). Within two years, on March 15, 1990, T. E. Bertagnolli and Associates redeemed the property from Carson City (copy not ordered). The property was assessed to T. E. Bertagnolli and Associates in 1993.

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
08-531-44 (formerly 08-531-12)	T. E. Bertagnolli and Associates P.O. Box 2577 Carson City, Nevada 89702

The title abstract and title tree for the Brunswick Millsite follow. The title documents are contained in Attachment IV.

BRUNSWICK MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-19-1860	Petition for Grant of Water Right	E. Gonin J. Tullock, petitioners	Carson County Court	petition for water privilege on Carson River for running mills	Not stated	CCR Grants A	046-047	(E-1)
10-03-1860	Grant of Petition	Carson County Court	E. Gonin J. Tullock	grant of water privilege on Carson River	Not stated	CCR Grants A	048	(E-2)
04-22-1861	Water Claim		M.W. Hoyt & Co. M. Hill	water claim for milling and mining; map shows proposed millsite	04-25-1861	CCR Surveys A	082-083	(E-3)
05-10-1861	Deed	E. Gonin J. Tullock	George P. Hudspeth	1/2 water privilege (A/46)	05-29-1861	CCR Deeds C	753-755	(E-4)
05-11-1861	Notice of River Claim		Leonard Walter & Co.	water claim and ditch right (includes map)	05-11-1861	CCR Surveys A	095	(E-5)
06-24-1861	Survey of Land Claim		Leonard Walter	38.46 acres (includes map)	06-25-1861	CCR Surveys A	116	(E-6)
09-24-1861	Deed	E. Gonin J. Tullock George Hudspeth	A. Walter Geo. Simons Leonard Walter	water privilege (A/46)	09-30-1861	CCR Deeds 1	373-374	(E-7)
08-11-1862	Mortgage	Adam Walter George Zeimetz	John Freudenburgh	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12		Ormsby Deeds 2	280-281	Not ordered referred to in E-13
11-17-1862	Deed	Leonard Walter George Simonds	Adam Walter	rights in A/46, 1/373, A/116	07-03-1863	Ormsby Deeds 6	082-083	(E-8)
07-02-1863	Deed	Adam Walter	Isaac Railey J. Neely Johnson	38.46 acres	07-03-1863	Ormsby Deeds 6	084-085	(E-9)
08-05-1863	Deed	Moses Hill M.W. Hoyt	Isaac Railey J. Neely Johnson	water power on Carson river	08-18-1863	Ormsby Deeds 6	193-195	(E-10)
06-08-1864	Mortgage	J. Neely Johnson	Isaac Railey	Half interest in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12	06-08-1864	Ormsby 5	352-353	Not ordered referred to in E-13

BRUNSWICK MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-12-1864	Assignment of Mortgage	John Freudenburgh	Isaac Railey	Assignment of Mortgage at 2/280	10-13-1864	Ormsby 5	399-400	Not ordered referred to in E-13
02-10-1865	Patent	United States of America	Alexis P. Bailly, Jr.	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12	04-12-1865	Ormsby Deeds 9	045-046	(E-11)
02-10-1865	Patent	United States of America	Alexis P. Bailly, Jr.	W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12	04-12-1865	Ormsby Deeds 9	046-047	(E-12)
02-10-1865	Deed	Alexis P. Bailly, Jr. Christine Bailly (his wife)	Isaac Railey J. Neely Johnson	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12	02-11-1865	Ormsby Deeds 8	601-603	(E-13)
03-04-1865	Pledge of Mortgages	Isaac Railey	William Sharon	Pledges mortgages at 5/352 and 2/280 as collateral security				Not searched; referred to in E-16
08-31-1866	Deed	Isaac Railey	George E. Williams	1/4 interest in Brunswick Mill property, as follows: SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12	09-01-1866	Ormsby Deeds 9	526-527	(E-14)
09-07-1866	Deed	J. Neely Johnson	H.G. Maynard	1/2 Brunswick Mill property, including Brunswick Mill	09-08-1866	Ormsby Deeds 9	532-534	(E-15)
11-16-1866	Deed and Assignment of Mortgages	Isaac Railey Thomas H. Williams Mary R. Williams David Bixler Jacob Frankenthal	George E. Williams	Brunswick Mill property, including Brunswick Mill; assigns mortgages at 5/352 and 2/280 and money judgments	12-06-1866	Ormsby Deeds 9	589-592	(E-16)
12-04-1866	Deed	George E. Williams	William Sharon	Brunswick Mill property, including Brunswick Mill	12-06-1866	Ormsby Deeds 9	593-594	(E-17)
12-04-1866	Deed	Henry G. Maynard	William Sharon	Brunswick Mill property, including Brunswick Mill	12-06-1866	Ormsby Deeds 9	594-595	(E-18)

BRUNSWICK MILL DE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-06-1866	Deed	William Sharon	George E. Williams	1/4 Brunswick Mill property, including Brunswick Mill	12-11-1866	Ormsby Deeds 9	598-599	(E-19)
12-14-1866	Deed	William Sharon	Harvey Beckwith	1/8 Brunswick Mill property, including Brunswick Mill	12-28-1866	Ormsby Deeds 9	612-613	(E-20)
12-14-1866	Deed	William Sharon	Thomas Sunderland	1/4 Brunswick Mill property, including Brunswick Mill	12-28-1866	Ormsby Deeds 9	613-614	(E-21)
04-06-1867	Deed	Harvey Beckwith	William Sharon	1/8 Brunswick Mill property, including Brunswick Mill	04-08-1867	Ormsby Deeds 11	204-205	(E-22)
10-25-1867	Deed	George E. Williams	David Bixler	1/12 Brunswick Mill property, including Brunswick Mill	12-23-1867	Ormsby Deeds 11	542-544	(E-23)
04-27-1868	Deed	Thomas Sunderland	Union Mill and Mining Company	1/4 Brunswick Mill property, including Brunswick Mill	05-22-1868	Ormsby Deeds 12	056-058	(E-24)
05-07-1868	Deed	William Sharon	Union Mill and Mining Company (CA corp.)	1/4 E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 and Brunswick Mill	05-22-1868	Ormsby Deeds 12 Lyon Deeds F Storey Deeds 27	058-062 371-375 757-764	(E-25)
11-09-1868	Deed	Union Mill and Mining Company, by William E. Barron, President	Thomas H. Williams	3/4 E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12 and Brunswick Mill	12-09-1868	Ormsby Deeds 12	199-201	(E-26)
08-11-1869	Deed	F.F. Coffin	Thomas H. Williams	Brunswick Mill property, including Brunswick Mill	08-13-1869	Ormsby Deeds 12	417-418	(E-27)
11-19-1869	Deed	John Sime B.F. Hastings Joseph E. de la Montagnie H.V.S. McCullough J.M. Douglass	Thomas H. Williams	Brunswick Mill property (E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12), including Brunswick Mill	11-25-1869	Ormsby Deeds 12	476-478	(E-28)

BRUNSWICK MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-24-1869	Deed and Operating Agreement	Thomas H. Williams David Bixler	William Sharon	1/2 Brunswick Mill property, including Brunswick Mill; established procedures for operations and decision-making concerning mill.	12-10-1869	Ormsby Deeds 12	485-487	(E-29)
05-30-1871	Deed	Thomas H. Williams David Bixler	Alvinza Hayward	1/2 Brunswick Mill property, including Brunswick Mill	05-31-1871	Ormsby Deeds 14	242-243	(E-30)
12-28-1874	Deed	Alvinza Hayward	Union Mill and Mining Company	1/2 Brunswick Mill property, including Brunswick Mill	01-06-1875	Ormsby Deeds 16	126-132	(E-31)
01-26-1875	Deed	William Sharon	John P. Jones	Brunswick Mill property, including Brunswick Mill	02-19-1875	Ormsby Deeds 16	167-168	(E-32)
09-28-1875	Deed	Union Mill and Mining Company, by William Sharon, President, and James H. Dobinson, Secretary John P. Jones	Pacific Mill and Mining Company	Brunswick Mill property, including Brunswick Mill, except rights of way of Virginia and Truckee Rail Road Company	10-04-1875	Ormsby Deeds 16	450-452	(E-33)
05-26-1883	Deed	Pacific Mill and Mining Company	William Sharon R.F. Morrow	Brunswick Mill and 200 acres with slimes and tailings	06-01-1883	Ormsby Deeds 22	363-367	(E-34)
06-05-1883	Deed	William Sharon	Union Mill and Mining Company	1/2 Brunswick Mill property, including Brunswick Mill	01-19-1908	Ormsby Deeds 29	447-448	(E-35)
11-04-1885	Trust Deed	William Sharon	Francis G. Newlands, Frederick W. Sharon, trustees	All real and personal property of Sharon conveyed to trustees, in trust for Sharon's son, daughter, grandchildren, and son-in-law.	11-05-1885	San Francisco Deeds 1180	105	(E-36)

BRUNSWICK MILL DE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
03-23-1888	Resignation Deed	Frederick W. Sharon, trustee	Francis G. Newlands, trustee	F.W. Sharon resigns as trustee and conveys to F.G. Newlands, as trustee, legal title to trust property	03-11-1891	San Francisco Misc 89	65	(E-37)
08-26-1889	Deed	Francis G. Newlands, trustee of estate of William Sharon	Union Mill and Mining Company	Brunswick Mill property, including Brunswick Mill	Not recorded			(E-38)
09-30-1910	Deed	R.F. Morrow Union Mill and Mining Company, by James M. Allen, President, and James Newlands, Jr. Secretary	The Western Smelters Corporation (NV corp.)	Brunswick Mill property, including Brunswick Mill, except railroad rights of way	10-06-1910	Ormsby Deeds 36	161-162	(E-39)
03-14-1978	Deed	Carson River Development Company (NV corp.) by Theodore Fejer	T.E. Bertagnolli, doing business as T.E. Bertagnolli & Associates	Portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12 lying north and east of Carson River	03-15-1978	Carson City OR 226	629-630	(E-40)
- 1985 -	Deed	Carson River Development Company, a dissolved corporation, by trustees Tibor W. Fejer and Lorin O. Montgomery	Tibor W. Fejer Lorin O. Montgomery	SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12, except portion lying north and east of Carson River	06-14-1985	Carson City OR 396	369-371	(E-41)
05-14-1985	Deed	Lorin O. Montgomery Tibor W. Fejer	John C. Serpa	SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12, except portion lying north and east of Carson River	06-14-1985	Carson City OR 396	372-374	(E-42)
05-02-1988	Tax Deed	Carson City Treasurer	Carson City	Parcel No. 08-531-12	05-03-1988	Carson City OR	70055	Not ordered
03-15-1990	Redemption Deed	Carson City Treasurer	T.E. Bertagnolli & Associates		03-19-1990	Carson City OR	97642	Not ordered

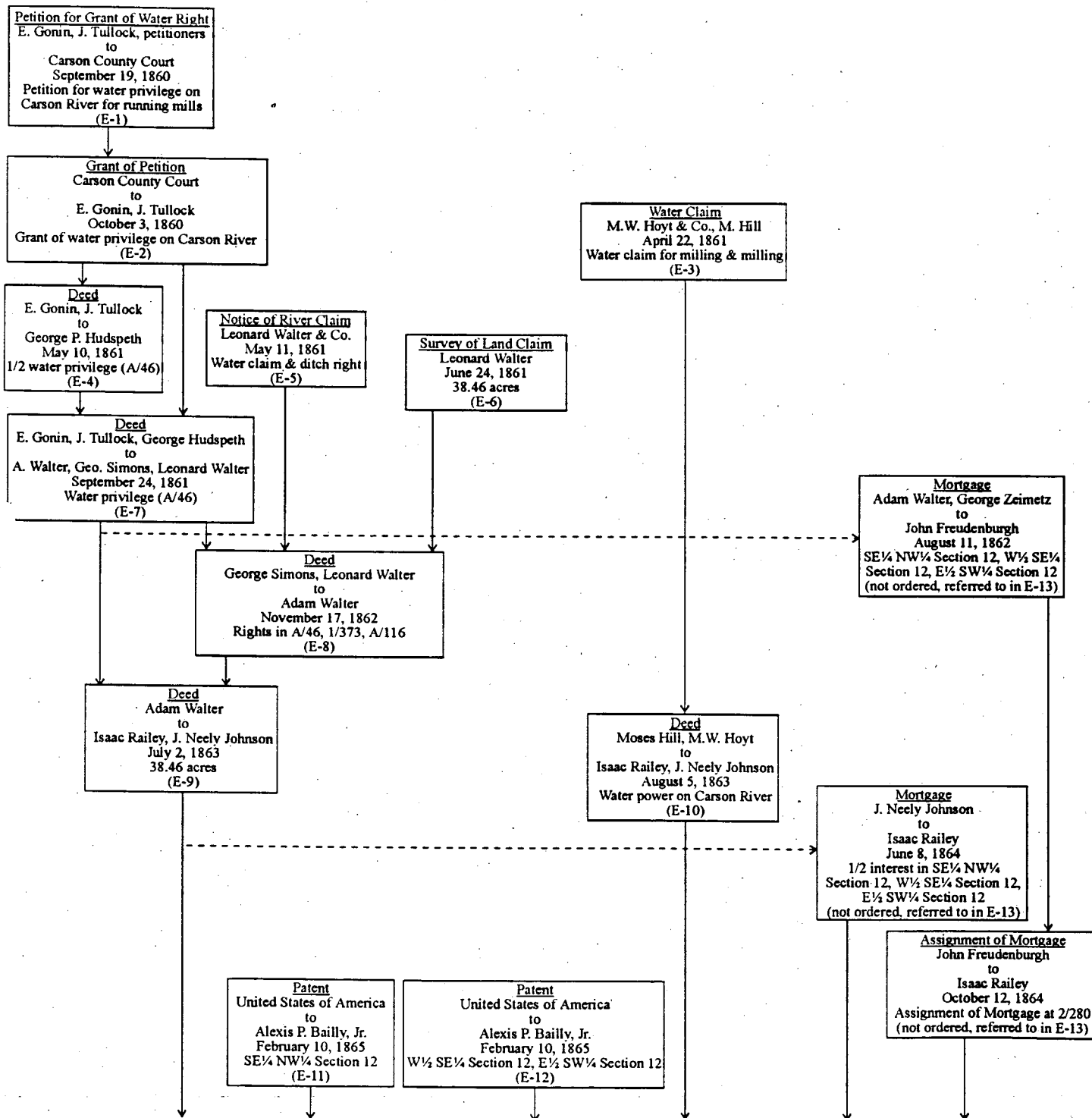
BRUNSWICK MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1993 -	Tax Roll		T.E. Bertagnolli and Associates 7400 Brunswick Canyon Road	Ormsby County Parcel No. 08-531-12 (part of patent north of Carson River)				
- 1993 -	Tax Roll		John Serpa	Ormsby County Parcel No. 08-531-39 (part of patent south of river that does not include mill)				

BRUNSWICK MILLSITE

DEEDS

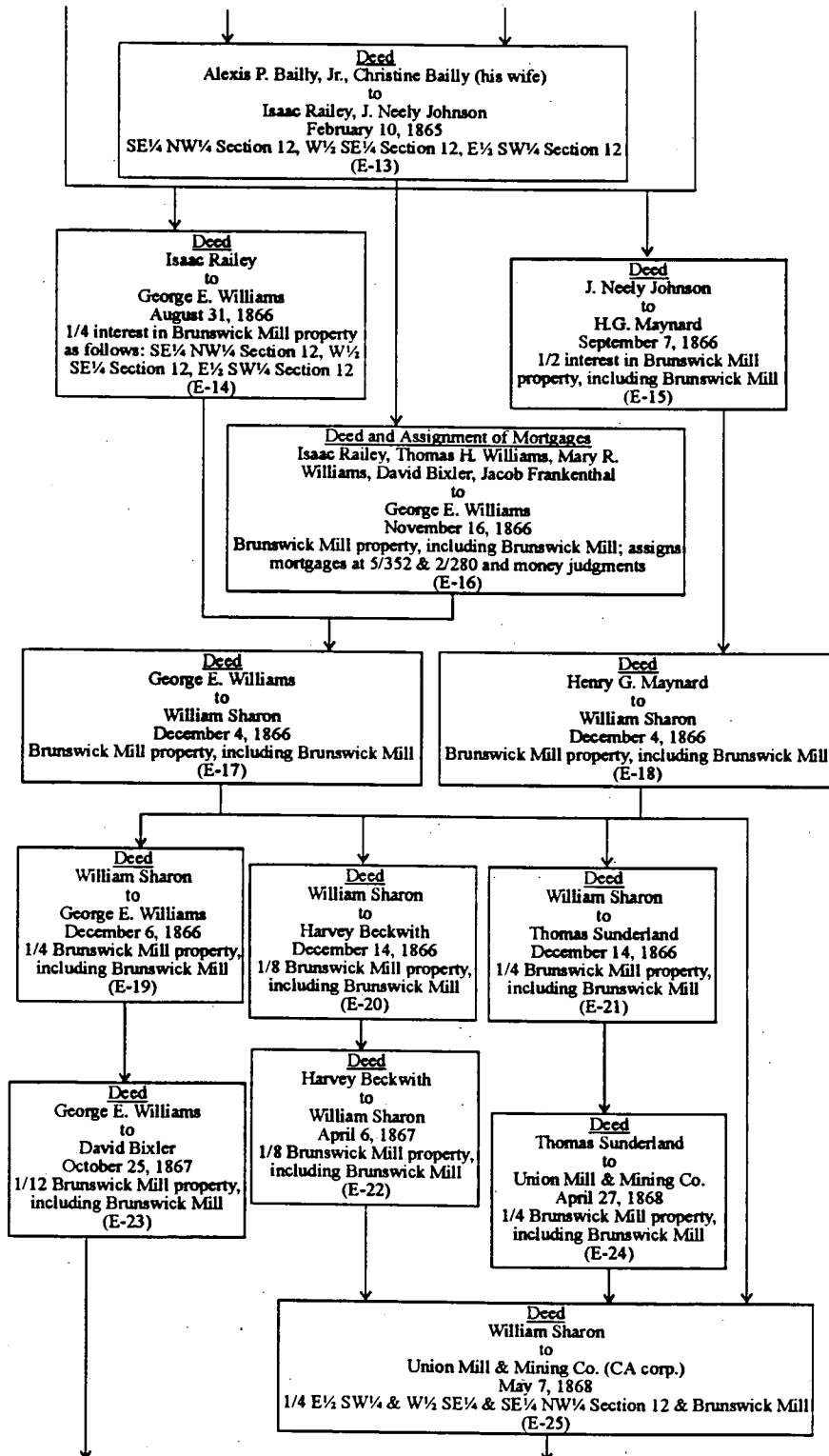
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



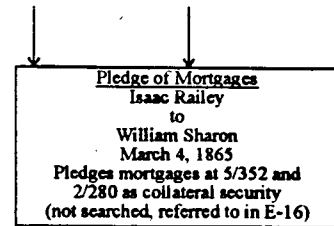
- - - dotted lines indicates non-fee interest

BRUNSWICK MILLSITE (Cont.)

DEEDS



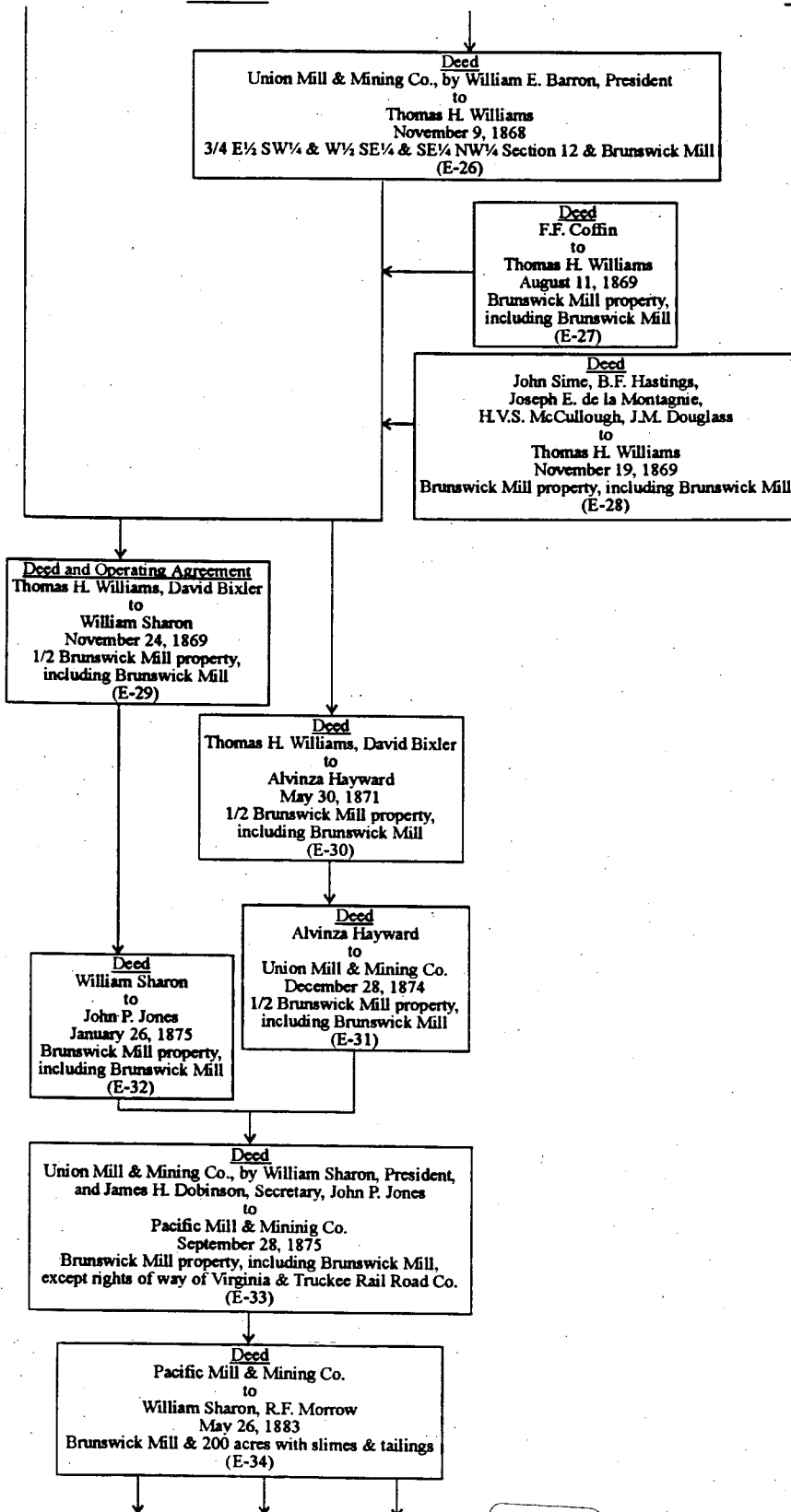
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



BRUNSWICK MILLSITE (Cont.)

DEEDS

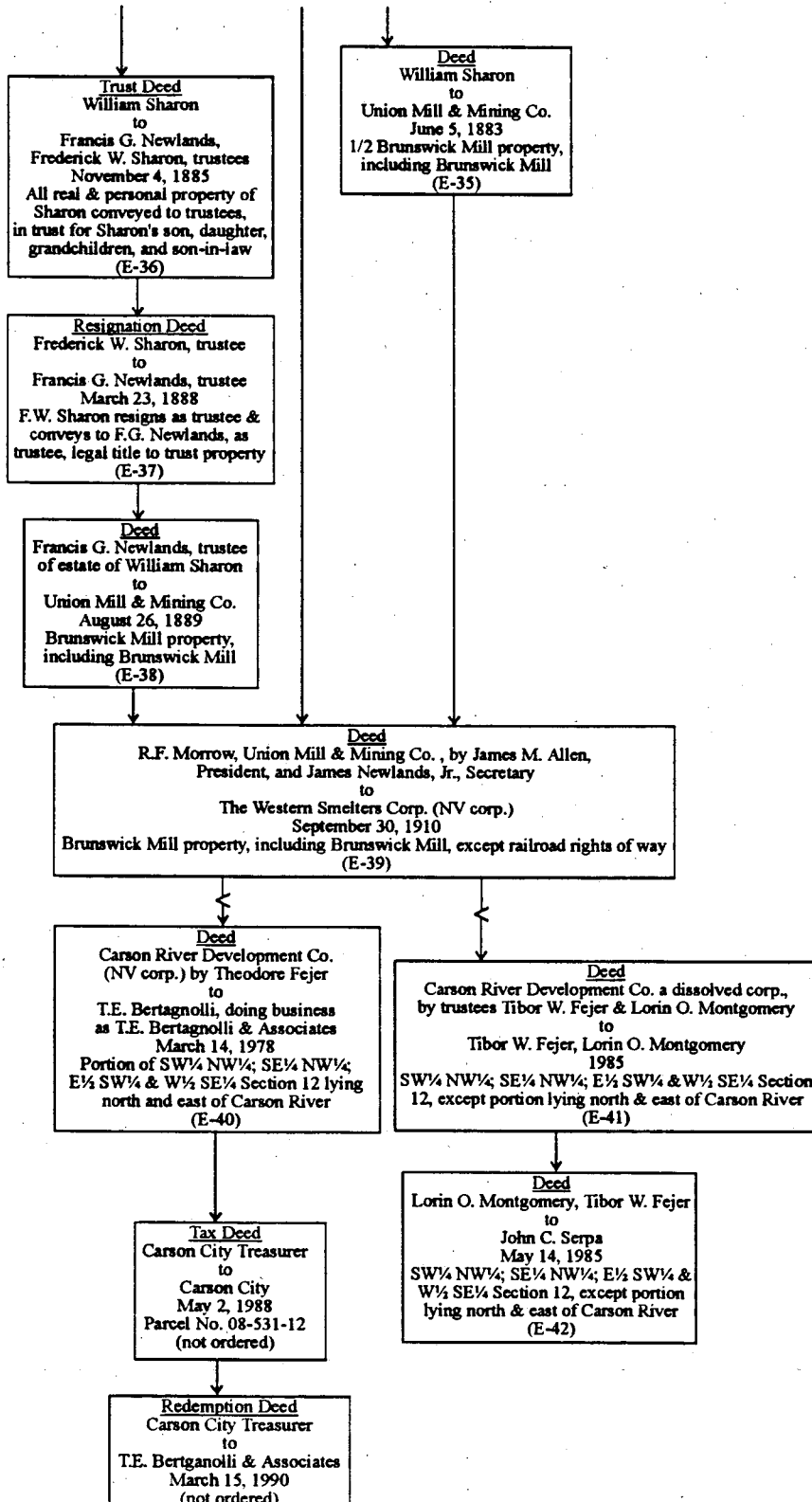
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



BRUNSWICK MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS



↓ solid lines with break in the middle indicate a break in the chain

2.4 Merrimac Mill

The Merrimac Mill was located about one-half mile southeast of the Brunswick Mill, on the Carson River (B-1;A010546) (B-2;A002001) (Photograph No. 4) (Map 4). The mill was built in 1861-62 by Bryant, Ellsworth & Co. and was propelled by water conveyed through a ditch 2,100 feet in length. A substantial dam was built on the river at the head of the mill (A-1;A005021). The current tax assessor parcel numbers are 10-011-26 and 10-011-27 (Map 4).

The maximum extent of the Merrimac Mill property was described in 1908 as encompassing 280 acres, consisting of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, T15N, R20E, and SW $\frac{1}{4}$ of Section 7 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, T15N, R21E (F-35). Field observations by SAIC/TSC's subcontractors show that the Merrimac Mill itself was located on SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18. As described below, the various portions of the property known as the Merrimac Mill property have different title histories.

The title history from 1862 to 1872 is derived from the Dangberg abstract. On May 11 and 12, 1861, a survey of a land claim to 155.05 acres, including water power and millsite, was performed for B. F. Wheeler, George Burke, William Burke, and Michael McCauley (F-1). One month later, on June 12, 1861, these four individuals agreed to convey the southern 75 acres of this parcel to the Merrimac Mining Company (F-2). The Merrimac Mining (or Mill) Company apparently was a partnership of A. M. Ellsworth and S. R. Ellsworth, who were brothers (F-2) (A-2;A008175).

Kelly's 1862 Directory depicted the Merrimac Mill as located two miles below Empire City, in a building 56 by 100 feet. Bryant, Ellsworth & Co. was identified as the proprietor. The mill had 16 stamps and crushed 30 tons per day (A-3;A011017).

The actual conveyance of the millsite to the Merrimac Mining Company from the original four claimants occurred on April 17, 1862 (F-2). One day later, on April 18, 1862, the Ellsworths conveyed to George W. Chedic the 75 acres on which the Merrimac Mill was located (F-3). Six weeks later, on May 30, 1862, Chedic conveyed the original 155.05 acres back to the Ellsworths, including all millsites (F-4).

A lawsuit was brought against the Merrimac Company for payment of the original conveyance to it (F-5). In the meantime, on August 16 and September 10, 1862, one of the original claimants, William Burke, conveyed to George Burke (another original claimant) a total of a 1/4 interest in the 155.05 acres and millsites (F-5) (F-6). The lawsuit evidently was resolved. On September 11, 1862, the Burkes conveyed a 1/2 interest in the 155.05 acres to the Ellsworths (F-7).

Kelly's 1863 Directory described the Merrimac Mill as having 16 stamps, 12 pans and a crushing capacity of 30 tons per day. A. M. Ellsworth and S. R. Ellsworth were identified as the owners (A-4;A008106).

On April 27, 1863, the Ellsworths leased the Merrimac Mill property to H. F. Rice and W. D. Torreyson (F-10). A few months later, on August 26 and October 30, 1863, the Burkes and Michael McCauley, three of the original claimants, conveyed



Photograph No. 4

Merrimac Mill

to Henry F. Rice their interest in the northern portion of the 155.05 acre parcel, adjoining the southern portion claimed by the Merrimac Mill Company (F-8) (F-9).

On September 28 and November 3, 1863, A. M. Ellsworth conveyed to D. E. Easterbrook a total of a 1/2 interest in the Merrimac Mill property, including the Merrimac Mill (F-10) (F-11). One month later, on December 1, 1863, Stephen R. Ellsworth conveyed to Henry M. Yerington a 1/2 interest in the Merrimac Mill property (described as 155.05 acres), including the Merrimac Mill (F-12).

On September 15, 1864, the U.S. Government issued patents to David Gammel for SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13 (F-13) (F-14). Three months later, on December 10, 1864, David Gammel and Sophia Gammel conveyed this property to Henry F. Rice, William D. Torreyson, D. E. Easterbrook, and Henry M. Yerington (F-15).

On March 15, 1865, B. F. Wheeler conveyed to Julius E. Garrett and Henry M. Yerington a 1/4 interest in the northern portion of the 155.05 acre parcel, not previously conveyed to the Merrimac Company (F-16). On the same day, Henry F. Rice conveyed to William Burke a 1/2 interest in the northern portion of the 155.05 acre parcel, not previously conveyed to the Merrimac Mill Company, but only to the extent this interest was acquired by Burke's 1863 deed to Rice (F-17). Two weeks later, on March 30, 1865, Burke conveyed this interest to William J. Hamilton (F-18). On the same day, Hamilton conveyed this interest to Garrett and Yerington (F-19). On June 9, 1865, Rice conveyed this property to Garrett, to the extent that Rice had acquired this interest by McCauley's 1863 deed to Rice (F-20).

On July 24, 1865, Henry F. Rice conveyed to Henry M. Yerington a 1/4 interest in the Merrimac Mill property, containing 155.05 acres, including the mill; a 1/4 interest in SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12; and a 1/2 interest in NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13 (F-21). Four months later, on November 22, 1865, Daniel E. Easterbrook conveyed to Yerington and William D. Torreyson a 1/2 interest in the Merrimac Mill property, containing 155.05 acres, including a mill and chemicals; a 1/2 interest in SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12; and a 1/2 interest in NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13 (F-22). Nine months later, on August 13, 1866, Torreyson conveyed a 3/8 interest in this property to Yerington (F-23). The 1866 Annual Report of the State Mineralogist described the Merrimac Mill as having 20 stamps, 15 pans and a crushing capacity of 40 tons per day (A-5;A008520).

On October 10, 1866, the U.S. Government issued a patent to William Bourke for NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, which did not include the Merrimac Millsite (F-24). On the same day, the U.S. Government issued a patent to Oliver Racicot for land encompassing the Merrimac Millsite (E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7, SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18) (F-25). Four months later, on February 4, 1867, Bourke and Racicot conveyed this property to Henry M. Yerington (F-26) (F-27) (F-28).

On November 24, 1868, Henry M. Yerington conveyed to Union Mill and Mining Company the Merrimac Mill and a portion of the Merrimac Millsite (SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, T15N, R20E, and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, T15N R21E) (F-29). On August 12, 1870, W. D. Torreyson

released all his interest in the Merrimac Mill to Union Mill and Mining Company (F-30).

In the 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver, the Merrimac Mill is described as having 20 stamps, 13 pans and a capacity of 45 tons per day (A-7;A008445) (A-8;A005026).

On March 8, 1872, Rebecca F. Garrett (individually and as guardian of Frank Albert Garrett), Willet I. Brown and Gertrude Brown conveyed to Henry M. Yerington the remainder of the Merrimac Millsite (E½ SW¼ of Section 7 and NW¼ SW¼ of Section 7) (F-31) (F-32). On November 7, 1872, Yerington conveyed this property to Union Mill and Mining Company (F-33). One day later, on November 8, 1872, pursuant to an earlier court-approved sale, Alfred Helm, as Frank A. Garrett's court-appointed guardian, conveyed this property to Yerington (F-34).

The 1873-74 Biennial Report of the State Mineralogist reported the "Merriman" Mill as having 20 stamps and crushing 40 tons per day (A-6;A008407).

According to testimony in the 1889 lawsuit, the Merrimac Mill was torn down and replaced with an arastra sometime between 1881 and 1883 (A-2;A008180).

On October 29, 1908, Union Mill and Mining Company conveyed the Merrimac Mill and millsite to the Western Smelters Corporation (F-35). This is the most recent reference to the mill itself in the title documents.

Because of time and funding constraints, title during the period 1908 to 1985 was not searched. In 1985, the trustees of the Carson River Development Company, a dissolved corporation (Lorin O. Montgomery and Tibor W. Fejer) conveyed to themselves individually most of the Merrimac Millsite, including the portion on which the mill itself was located (NE¼ NE¼ of Section 13, T15N, R20E, and SW¼ of Section 7 and NW¼ NW¼ of Section 18, T15N R21E) (F-36). By deeds dated May 14, 1985, Fejer and Montgomery conveyed the Merrimac Millsite to John C. Serpa (F-37) (F-38). One month later, on June 14, 1985, Diane K. Serpa released her interest in the property to John C. Serpa (F-39). The property was assessed to John Serpa in 1993.

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
10-011-26 and 10-011-27	John Serpa P.O. Box 1724 Carson City, Nevada 89702

The title abstract and title tree for the Merrimac Millsite follow. The title documents are contained in Attachment V.

MERRIM ILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-12-1861 05-13-1861	Certificate of Survey of Land Claim		B.F. Wheeler George Burke William Burke Michael McCauley	155.05 acres including millsite. Map shows river and dam.	06-03-1861	CCR Surveys D	095	(F-1)
06-12-1861	Agreement to Convey	B.F. Wheeler George Burke Michael McCauley William Burke	William F. Bryant, agent for Merrimac Mining Company (a company composed of A.M. Ellsworth and S.R. Ellsworth)	Agreement to convey 75 acres	06-15-1861	CCR Agreements A	062-063	Not requested; referred to in F-2
04-17-1862	Deed	B.F. Wheeler George Burke Michael McCauley William Burke	William F. Bryant, agent for Merrimac Mining Company (a company composed of A.M. Ellsworth and S.R. Ellsworth)	75 acre southern portion of 155.05 acre parcel described in D/95. Map shows division of land.	05-30-1862	Ormsby Deeds 1	253-255	(F-2)
04-18-1862	Deed	A.M. Ellsworth and S.R. Ellsworth, doing business as Merrimac Company	George W. Chedic	75 acres on which is located Merrimac Company's Quartz Mill. Map shows mill.	04-19-1862	Ormsby Deeds 1	153-154	(F-3)
05-30-1862	Deed	George W. Chedic	A.M. Ellsworth S.R. Ellsworth	155.05 acres, including all millsites	5-30-1862	Ormsby Deeds 1	255-256	(F-4)
08-16-1862	Deed	William Burke	George Burke	1/16 land and millsites described in D/95; lawsuit for payment pending against Merrimac Company, present owner and occupant of portion of property	08-20-1862	Ormsby Deeds 1	475-476	(F-5)
09-10-1862	Deed	William Burke	George Burke	3/16 land and millsites described in D/95	09-12-1862	Ormsby Deeds 4	048-049	(F-6)
09-11-1862	Deed	William Burke George Burke	A.M. Ellsworth and S.R. Ellsworth	1/2 interest in 155.05 acres	09-12-1862	Ormsby Deeds 4	046-047	(F-7)

MERRIMAC MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-27-1863	Lease	A.M. Ellsworth S.R. Ellsworth	H.F. Rice W.D. Torreyson	Lease of Merrimac Mill property		Ormsby Powers 3	405-413	Not requested; referred to in F-10
08-26-1863	Deed	William Burke George Burke	Henry F. Rice	Northern portion of parcel described in D/95, adjoining southern portion claimed by Merrimac Mill Company	09-02-1863	Ormsby Deeds 6	221-222	(F-8)
10-30-1863	Deed	Michael McCauley	Henry F. Rice	1/4 northern portion of parcel described in D/95, adjoining southern portion claimed by Merrimac Mill Company	01-21-1864	Ormsby Deeds 6	584-585	(F-9)
09-28-1863	Deed	A.M. Ellsworth	D.E. Easterbrook	1/4 Merrimac Mill property, including Merrimac Mill	09-29-1863	Ormsby Deeds 6	306-308	(F-10)
11-03-1863	Deed	A.M. Ellsworth	D.E. Easterbrook	1/4 Merrimac Mill property, including Merrimac Mill	12-19-1863	Ormsby Deeds 6	505-506	(F-11)
12-01-1863	Deed	Stephen R. Ellsworth	Henry M. Yerington	1/2 Merrimac Quartz Mill property (155.05 acres), including Merrimac Mill	12-22-1863	Ormsby Deeds 6	512-514	(F-12)
09-15-1864	Patent	United States of America	David Gammel	NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13	01-26-1865	Ormsby Deeds 8	573-574	(F-13)
09-15-1864	Patent	United States of America	David Gammel	SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12	01-26-1865	Ormsby Deeds 8	574-575	(F-14)
12-10-1864	Deed	David Gammel and Sophia Gammel, by William S. Chapman, their attorney in fact	Henry F. Rice William D. Torreyson D.E. Easterbrook Henry M. Yerington	SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 in T15N, R20E	01-26-1865	Ormsby Deeds 8	575-576	(F-15)
03-15-1865	Deed	B.F. Wheeler	Julius E. Garrett Henry M. Yerington	1/4 land described in D/95 not previously conveyed to Merrimac Company	03-15-1865	Ormsby Deeds 9	005-007	(F-16)

MERRIMAC MIL E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
03-15-1865	Deed	Henry F. Rice	William Burke	1/2 northern portion of land described in D/95, not previously conveyed to Merrimac Mill Company, to the extent acquired by 6/221 only	03-17-1865	Ormsby Deeds 9	010-012	(F-17)
03-30-1865	Deed	William Burke	William J. Hamilton	1/2 northern portion of land described in D/95, not previously conveyed to Merrimac Mill Company, to the extent acquired by 9/10 only	03-30-1865	Ormsby Deeds 9	017-018	(F-18)
03-30-1865	Deed	William J. Hamilton	Julius E. Garrett Henry M. Yerington	1/2 northern portion of land described in D/95, not previously conveyed to Merrimac Mill Company, to the extent acquired by 9/17 only	03-30-1865	Ormsby Deeds 9	019-020	(F-19)
06-09-1865	Deed	Henry F. Rice	Julius E. Garrett	1/4 northern portion of land described in D/95, adjoining southern portion claimed by Merrimac Mill Company, acquired by 6/584	07-05-1865	Ormsby Deeds 9	165-166	(F-20)
07-24-1865	Deed	Henry F. Rice	Henry M. Yerington	1/4 SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 1/2 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 1/4 Merrimac Quartz Mill property, containing 155.05 acres, including mill	07-25-1865	Ormsby Deeds 9	207-209	(F-21)
11-22-1865	Deed	Daniel E. Easterbrook	Henry M. Yerington William D. Torreyson	1/2 Merrimac Quartz Mill property, containing 155.05 acres, including mill and chemicals 1/2 SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 1/2 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13	11-23-1865	Ormsby Deeds 9	301-303	(F-22)

MERRIMAC MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-13-1866	Deed	William D. Torreyson	Henry M. Yerington	3/8 SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 3/8 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 3/8 Merrimac Quartz Mill property, containing 155.05 acres, including Merrimac Mill and chemicals	08-17-1866	Ormsby Deeds 9	515-517	(F-23)
10-10-1866	Patent	United States of America	William Bourke	NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill was not on this portion)	02-27-1869	Ormsby Deeds 12	253-254	(F-24)
10-10-1866	Patent	United States of America	Oliver Racicot (father and heir of Rose Racicot)	E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 7 SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 all T15N, R21E	02-11-1867	Ormsby Deeds 11	097-098	(F-25)
02-04-1867	Deed	Oliver Racicot	H.M. Yerington	NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7	02-11-1867	Ormsby Deeds 11	098-099	(F-26)
02-04-1867	Deed	Oliver Racicot	Henry M. Yerington	E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill was not on this portion)	02-27-1869	Ormsby Deeds 12	256-257	(F-27)
02-04-1867	Deed	William Bourke	Henry M. Yerington	NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill was not on this portion)	02-27-1869	Ormsby Deeds 12	254-255	(F-28)
11-24-1868	Deed	Henry M. Yerington	Union Mill and Mining Company (CA corp.)	Merrimac Mill SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18	11-25-1868	Ormsby Deeds 12	190-191	(F-29)
08-12-1870	Release	W.D. Torreyson	Union Mill and Mining Company	All interest in Merrimac Mill	08-13-1870	Ormsby Misc 13	071-072	(F-30)
03-08-1872	Deed	Mrs. Rebecca F. Garrett Willet I. Brown Gertrude Brown	Henry M. Yerington	E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 7 NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill not on this portion)	11-09-1872	Ormsby Deeds 15	016-017	(F-31)
03-08-1872	Deed	Rebecca F. Garrett, guardian of Frank Albert Garrett, brother of Julius E. Garrett	Henry M. Yerington	E $\frac{1}{2}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill not on this parcel)	11-09-1872	Ormsby Deeds 15	018-019	(F-32)

MERRIMAC MIL E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-07-1872	Deed	Henry M. Yerington	Union Mill and Mining Company	E $\frac{1}{2}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill not on this parcel)	11-12-1872	Ormsby Deeds 15	021-023	(F-33)
11-08-1872	Deed	Frank A. Garrett by Alfred Helm, guardian	Henry M. Yerington	E $\frac{1}{2}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7 (Merrimac Mill not on this parcel)	11-12-1872	Ormsby Deeds 15	019-021	(F-34)
10-29-1908	Deed	Union Mill and Mining Company, by James M. Allen, President, and James Newlands, Jr., Secretary	The Western Smelters Corporation	280 acres known as Merrimac Millsite, including quartz mill	11-11-1908	Ormsby Deeds 32	219	(F-35)
- 1985 -	Deed	Carson River Development Company, a dissolved Nevada corporation, by Tibor W. Fejer and Lorin D. Montgomery, trustees	Tibor W. Fejer Lorin O. Montgomery	NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 SW $\frac{1}{4}$ Section 7 (Parcel No. 10-011-15) NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 (Parcel No. 10-021-06)	06-14-1985	Carson City Deeds 396	369-371	(F-36)
05-14-1985	Deed	Tibor W. Fejer Lorin O. Montgomery	John C. Serpa	NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 SW $\frac{1}{4}$ Section 7 (Parcel No. 10-011-15) NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 (Parcel No. 10-021-06)	06-14-1985	Carson City Deeds 396	372-374	(F-37)
05-14-1985	Correction Deed	Tibor W. Fejer Lorin O. Montgomery	John C. Serpa	SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 (Portion of Parcel No. 08-531-11) NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 SW $\frac{1}{4}$ Section 7 (Parcel No. 10-011-15) NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13 (Parcel No. 10-021-06) (corrects 396/372)	06-17-1985	Carson City OR	46476	(F-38)

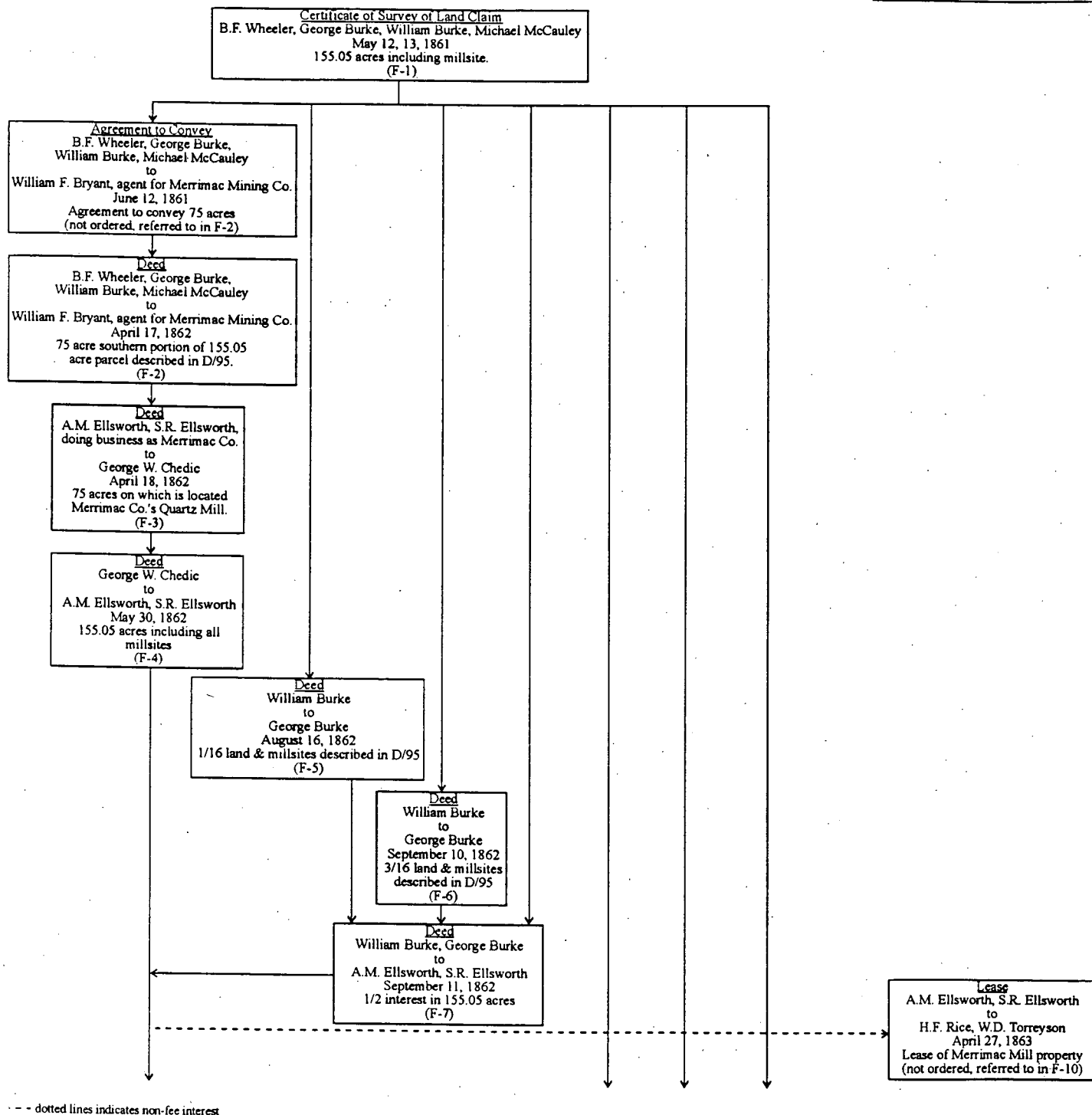
MERRIMAC MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-14-1985	Deed	Diane K. Serpa	John C. Serpa	Parcel Nos. 08-531-11, 10-011-15, and 10-021-06	06-26-1985	Carson City Deeds 397	376-378	(F-39)
- 1993 -	Tax Roll		John Serpa	Ormsby County Parcel No. 10-011-26 (west half of former parcel no. 10-011-15)				
- 1993 -	Tax Roll		John Serpa	Ormsby County Parcel No. 10-011-27 (east half of former parcel no. 10-011-15)				

MERRIMAC MILL

DEEDS

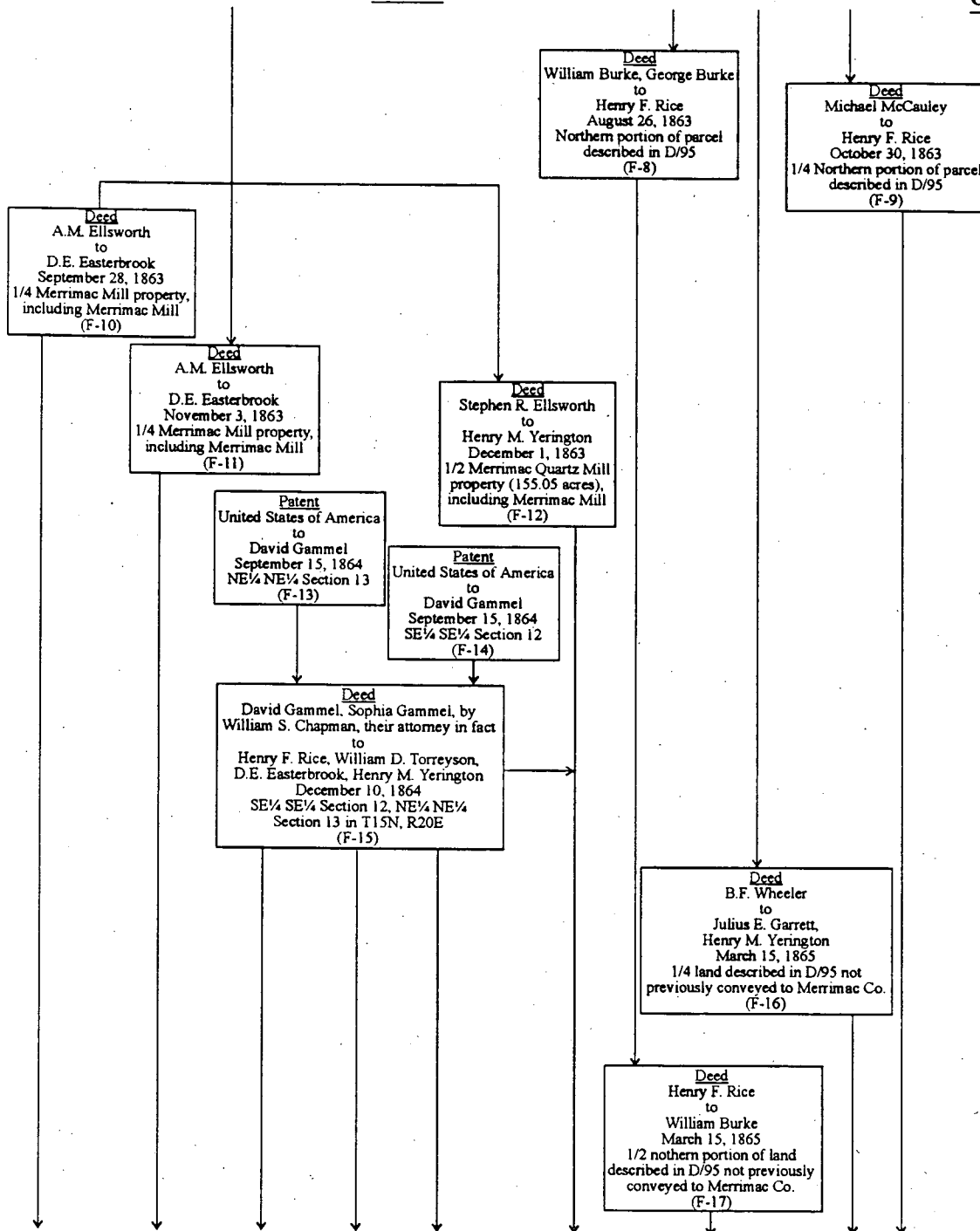
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



MERRIMAC MILL (Cont.)

DEEDS

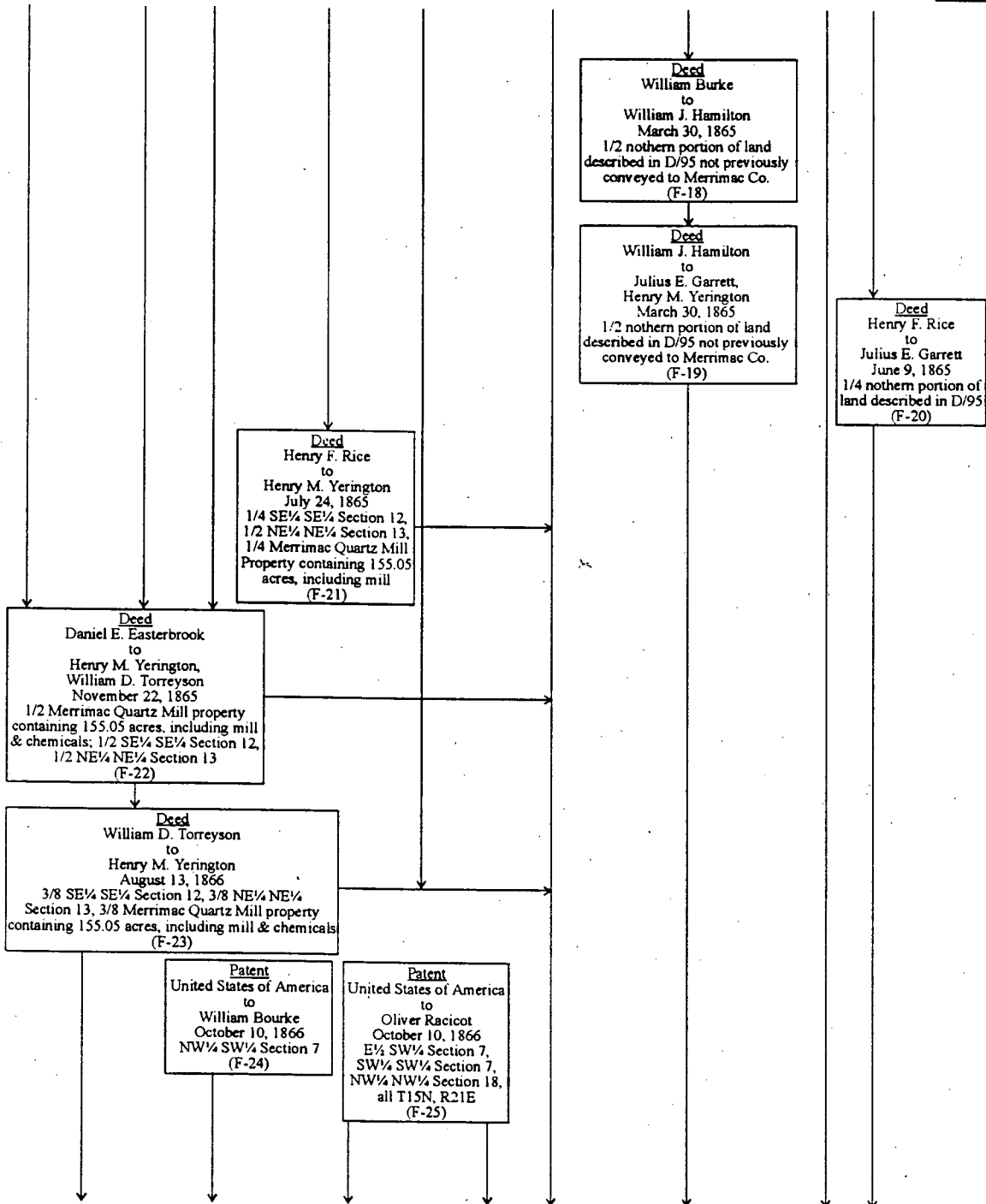
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MERRIMAC MILL (Cont.)

DEEDS

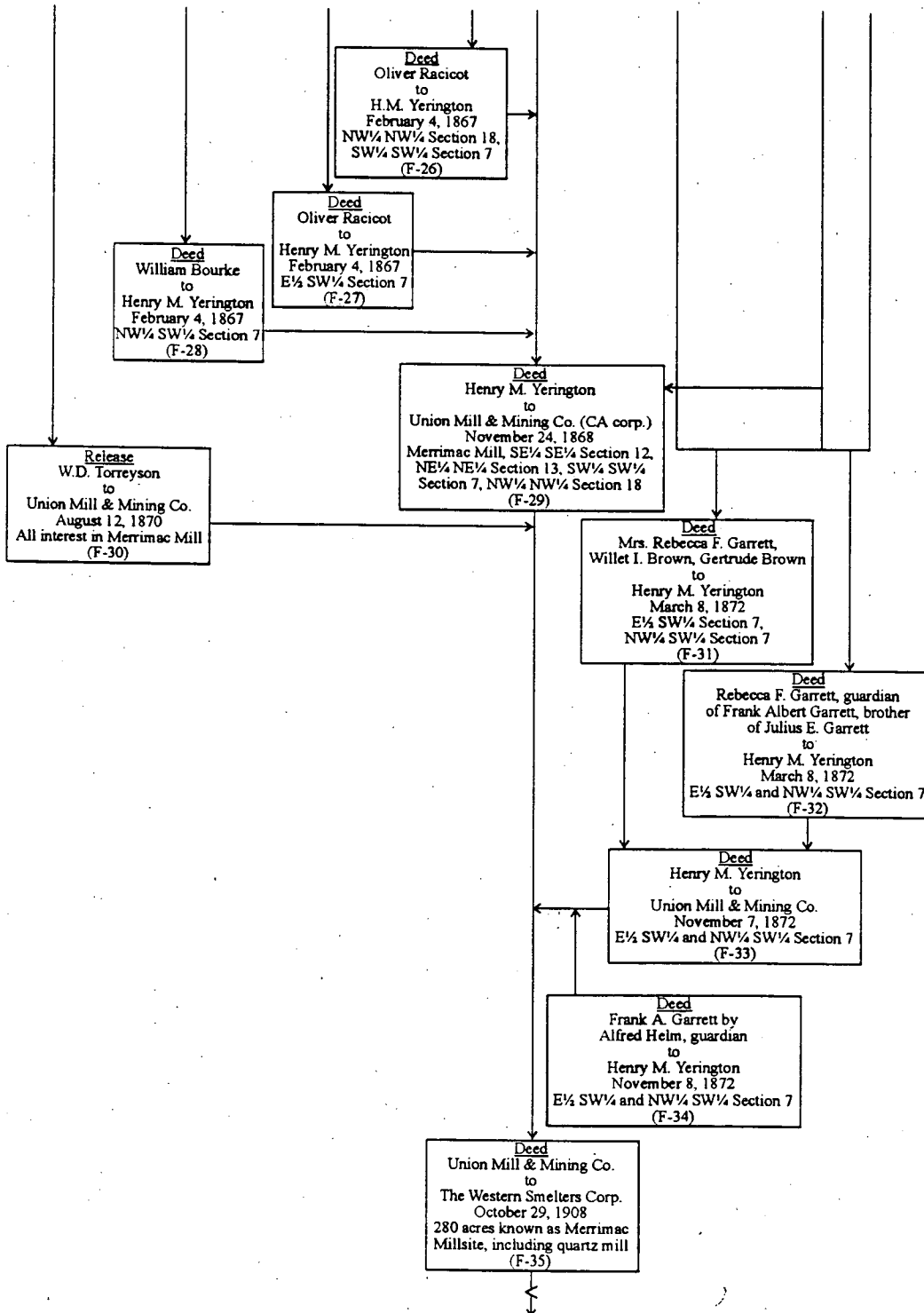
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



MERRIMAC MILL (Cont.)

DEEDS

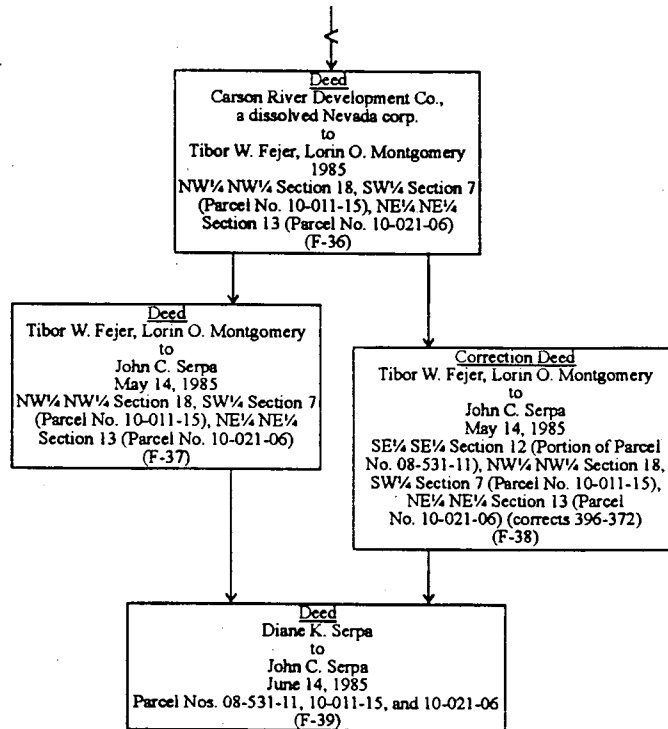
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



MERRIMAC MILL (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



↓ solid lines with break in the middle indicate a break in the chain

2.5 Vivian Mill

The Vivian Mill (also known as Sperry and Company's Mill) was located on the Carson River about one mile below the Merrimac Mill (B-1;A010546) (B-2;A002001). The Preliminary Location Map of the Carson River Millsites shows the Vivian Mill in the east half of the northeast quarter (E½ NE¼) and the northwest quarter (NW¼) of of Section 7, T15N, R21E (Map 4). The current tax assessor's parcel number is 10-011-25.

The original Vivian Mill was constructed by C. B. Barstow and Zenos Wheeler for Hansen and Woodworth in 1859-60 (A-2;A008184,A008185,A008186).

The title history from 1861 to 1889 is derived from the Dangberg abstract. Some of the title documents are photocopies of typewritten copies filed in the 1889 lawsuit. On April 12 and 13, 1861, a survey of land claim was performed on three adjacent parcels along the Carson River, "including millsites and water power," for J. S. Henning, E. Said, and A. W. Potts (G-1). The map of the parcels shows two dams, but no other structures (G-1). The parcel claimed by Henning, on which the Vivian Mill was located, was 77.11 acres (G-1).

On May 2, 1861, Charles H. Bryan and Parker H. Pierce conveyed their interest in the Henning, Said and Potts parcels to William M. Stewart and John S. Henning (G-2). As described below, subsequent conveyances of the Henning parcel describe the land as a "water right" (e.g., G-3, G-4).

On June 17, 1861, John S. Henning conveyed his water right to James A. Sperry and N. Schiverick (G-3). Six months later, on December 18, 1861, James A. Sperry conveyed a half interest in Henning's water right and a half interest in an unspecified quartz mill to Thomas McFarland (G-4).

Kelly's 1862 Directory described the Vivian Mill as owned by Sperry & Co. and as located a short distance below the Copper Cañon Mill. The Vivian Mill was powered by water from a ditch 450 feet long and had 16 stamps and a crushing capacity of 25 tons per day (A-3;A011017).

The Vivian Mill was washed away by floods in the winter of 1861-62 (A-2;A008184). A second mill was constructed at this location by C. B. Barstow in the winter of 1862-63 and began operations in June 1863 (A-2;A008185,A008186).

On December 1, 1862, the Ormsby County Sheriff conveyed the Vivian Mill (also known as Sperry and Company's Mill), along with Henning's water right, to E. Ruhling and H. V. S. McCullough (G-5). The conveyance was the result of a sale of the property pursuant to two money judgments rendered in April 1862 against J. A. Sperry, N. Shiverick, Edwin P. Whitmore and Thomas McFarland (G-5). One of the judgments had been obtained by Ruhling and McCullough, and the other by William B. Hickok, William P. Harrington, and Charles A. Kinkead (composing the firm of Hickok and Company) (G-5).

According to the 1862 sheriff's deed, at the time of the sale, two other money judgments were outstanding against Sperry, Shiverick, Whitmore and McFarland (G-5). These other judgments had been obtained by E. H. Howard and William Arrington (G-5). A few days after the sheriff's deed, on December 12, 1862,

Howard and Arrington conveyed their interest in the Vivian Mill and Henning's water right to E. Ruhling and H. V. S. McCullough (G-6).

Kelly's 1863 Directory described the Vivian Mill as located 2 miles below the Merrimac Mill and as owned by E. Ruhling & Co. The mill had 16 stamps, 8 pans and a crushing capacity of 25 tons per day (A-4;A008106).

On November 12, 1863, E. Ruhling and H. V. S. McCullough conveyed the Vivian Mill, Henning's water right, and a large building with eight Wheeler pans to A. Laroche (G-7). Two months later, on January 7, 1864, the Ormsby County Sheriff filed a correction deed regarding his 1862 conveyance, correcting "imperfections" in the previous deed (G-8). According to the Dangberg abstract, E. Ruhling and H. V. S. McCullough had acquired the Vivian Mill from the Ormsby County Sheriff on January 7, 1864, which corresponds to the date of the sheriff's correction deed (G-8) (A-2;A008184).

A survey of land claim for A. S. Olin on April 10, 1865, shows the Vivian Mill on nearby land (G-9).

The 1866 Annual Report of the State Mineralogist described the Vivian Mill as having 16 stamps, 8 pans and a crushing capacity of 30 tons per day (A-5;A008520).

On October 10, 1866, the United States issued a patent to Nancy Bourke for the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7 and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, which encompassed the Vivian Millsite (G-10). In a series of three deeds, Peter Frothingham consolidated the outstanding interests in the Vivian Millsite. On January 4, 1867, A. Laroche conveyed the Vivian Mill and Henning's water right to Frothingham (G-11). A few days later, on January 9, 1867, Nancy Bourke conveyed to Frothingham the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 and the "Vivian Mill property," which was described as 53.56 acres located approximately at the western 2/3 of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7 (G-12). In a later correction deed to Frothingham, dated August 21, 1867, Nancy Bourke described the conveyed property as approximately the western 2/3 of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7 (53.56 acres), and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, but did not mention the Vivian Mill (G-13).

On November 24, 1868, Peter Frothingham conveyed approximately the western 2/3 of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7 (53.56 acres) and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 to A. E. Head (G-14). About two years later, on November 1, 1870, A. E. Head conveyed to William Sharon a 2/3 interest in approximately the western 2/3 of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7 (53.56 acres) and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, as well as a 2/3 interest in the Vivian Mill on the land (G-15). The Dangberg abstract confirms this conveyance to Sharon (A-2;A008184).

In the 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver, the Vivian Mill was described as having 16 stamps, 8 pans and a capacity of 40 tons per day (A-7;A008445) (A-8;A005026).

A. E. Head conveyed his remaining interest in the Vivian Mill, and the water right belonging to the mill, to William Sharon on February 10, 1873 (G-16). On February 20, 1873, William Sharon conveyed a half interest in the Vivian Mill, and in the water right belonging to the mill, to R. F. Morrow (G-17).

The Comstock Historic District reported that the Vivian Mill was running low-grade ore in 1882 (A-15;A019105).

On November 4, 1885, William Sharon conveyed all of his property, real and personal, to trustees Francis G. Newlands (his son-in-law) and Frederick W. Sharon (his son) (G-18). The trustees, as well as William Sharon's daughter and grandchildren, were the beneficiaries of the trust (G-18). The deed did not specifically mentioned the Vivian Mill property (G-18).

On March 23, 1888, Frederick W. Sharon resigned as trustee and conveyed to Francis G. Newlands legal title to the trust property (G-19). On August 26, 1889, Newlands, as trustee, conveyed the Vivian Mill property to the Union Mill and Mining Company (G-20).

Augustus Cutts was foreman of the Vivian Mill in 1881, and subsequently was superintendent of the mill at least until 1893 (A-2;A008186).

Because of time and funding constraints, the period from 1889 to 1990 was not searched. SAIC/TSC's title search subcontractor, Ann Marie Harris of Comstock Mining Services, reported that sometime in the 1940's or 1950's, Lorin O. Montgomery and Tibor W. Fejer filed a petition to split the parcels along the Carson River. They planned to dredge the river. The State of Nevada filed a lawsuit to establish its interest in the land lying below the natural high water mark of the river. No research was conducted to substantiate this statement.

On June 1990, a decree quieting title in the property was entered in favor of Bently Nevada Corporation, suggesting that Montgomery Fejer had conveyed the property to Bently by then (G-21). The decree described the property as the S½ Lot 1 NW¼ of Section 7, and the NE¼ of Section 7, except the portion of the property lying below the natural ordinary high water line of the Carson River (G-21). The named defendants in the quiet title action, who apparently claimed an interest in the property, were Pegasus Minerals, Inc., Jack R. Barnes, Burke Musgrove, and Eric Swanson (G-21).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
10-011-25	Bently Nevada Corporation P.O. Box 157 Minden, Nevada 89423

The title abstract and title tree for the Vivian Millsite follow. The title documents are contained in Attachment VI.

VIVIAN MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-12-1861 04-13-1861	Survey of Land Claim		E. Said J.S. Henning A.W. Potts	Survey of three adjacent plots along Carson River, "including millsites and water power." Map shows 2 dams, but no other structures. Plots measure 113.14 acres (E. Said), 77.11 acres (J.S. Henning), and 81.92 acres (A.W. Potts).	04-26-1861	CCR Surveys Morse A	085	(G-1)
05-02-1861	Deed	Charles H. Bryan Parker H. Pierce	William M. Stewart John S. Henning	Land along Carson River, as described in A/85	05-03-1861	Lyon Co. CCR Trans A	399-401	(G-2)
06-17-1861	Deed	John S. Henning	James A. Sperry N. Schiverick	Henning's water right as described in A/85	06-19-1861	CCR Deeds A	706-707	(G-3)
12-18-1861	Deed	James A. Sperry	Thomas McFarland	1/2 Henning's water right as described in A/85 1/2 quartz mill thereon	12-23-1861	CCR Deeds 1	782-784	(G-4)
12-01-1862	Sheriff's Deed	D.J. Gasherie, Ormsby County Sheriff	E. Ruhling H.V.S. McCullough	Vivian Mill (also known as Sperry & Co.'s Mill) and Millsite (Henning's water right as described in A/85), pursuant to two money judgments rendered in April 1862 against J.A. Sperry, N. Shiverick, Edwin P. Whitmore and Thomas McFarland	12-06-1862	Ormsby Deeds 4	276-279	(G-5)
12-12-1862	Deed	E.H. Howard William Arrington	E. Ruhling H.V.S. McCullough	Henning's water right as described in A/85; Vivian or Sperry & Co.'s Mill	12-17-1862	Ormsby Deeds 4	327-328	(G-6)
11-12-1863	Deed	E. Ruhling H.V.S. McCullough	A. Laroche	Henning's water right as described in A/85; Vivian or Sperry & Co.'s Quartz Mill; one large building with 8 Wheeler pans	11-21-1863	Ormsby Deeds 6	433-435	(G-7)

VIVIAN MILLS (continued)

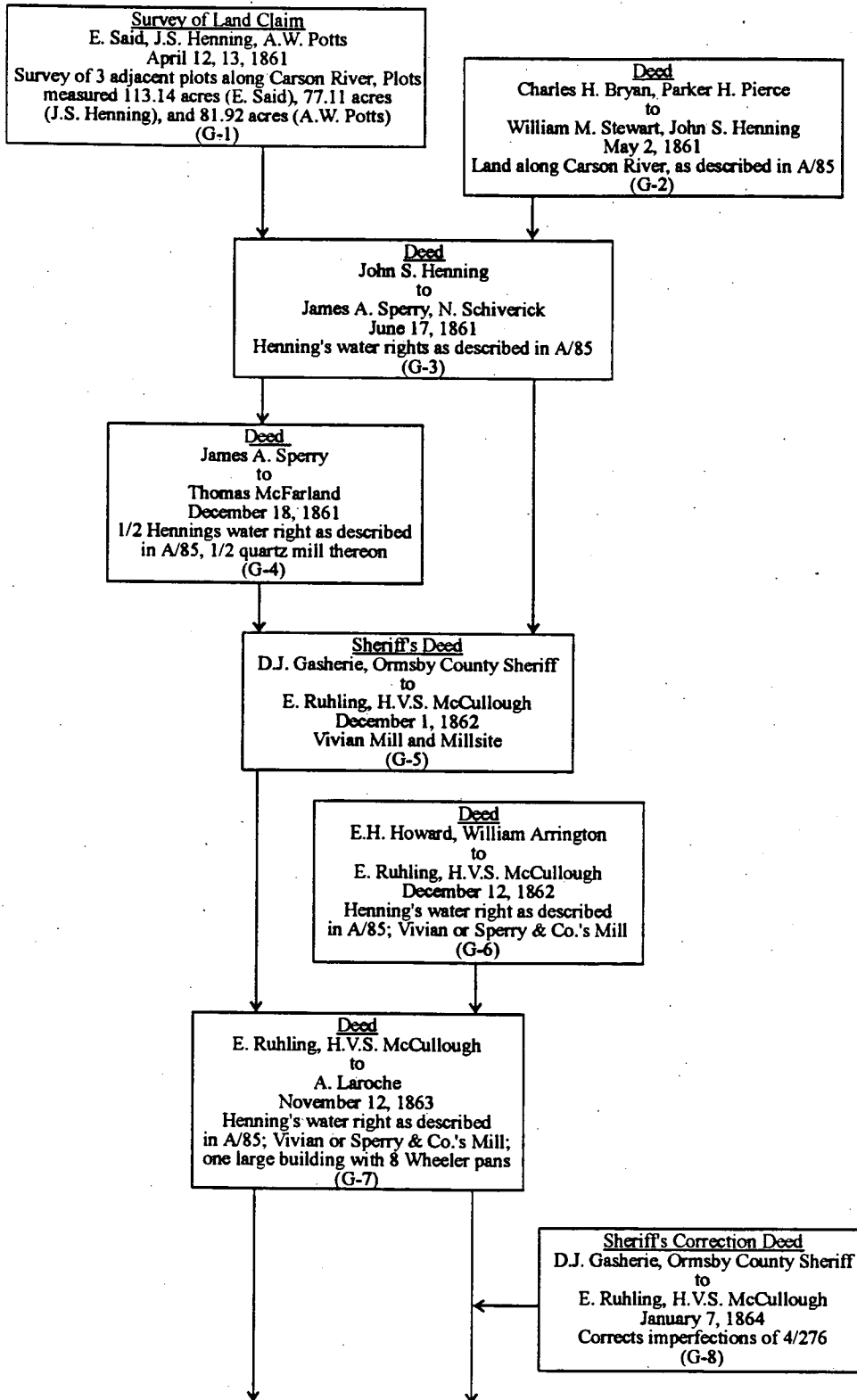
DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
01-07-1864	Sheriff's Correction Deed	D.J. Gasherie, Ormsby County Sheriff	E. Ruhling H.V.S. McCullough	Corrects imperfections of 4/276	01-07-1864	Ormsby Deeds 6	547-551	(G-8)
04-10-1865	Survey of Land Claim		A.S. Olin	Existence and approximate location of Vivian Mill shown on survey of nearby land	04-01-1865	Ormsby Surveyor's Records A	349	(G-9)
10-10-1866	Patent	United States of America	Nancy Bourke	E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7 NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7	02-20-1867	Ormsby Deeds 11	115-116	(G-10)
01-04-1867	Deed	A. Laroche	Peter Frothingham	Henning's water right as described in A/85; Vivian or Sperry & Co.'s Mill; one large building with 8 Wheeler pans	01-12-1867	Ormsby Deeds 9	630-632	(G-11)
01-09-1867	Deed	Nancy Bourke, by William S. Chapman, Attorney in Fact	Peter Frothingham	Vivian Mill property (53.56 acres; approximately western 2/3 of E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7); NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7	02-21-1867	Ormsby Deeds 11	117-119	(G-12)
08-21-1867	Correction Deed	Nancy Bourke	Peter Frothingham	About western 2/3 of E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7 (53.56 acres); NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7	08-27-1867	Ormsby Deeds 11	408-410	(G-13)
11-24-1868	Deed	Peter Frothingham	A.E. Head	About western 2/3 of E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7 (53.56 acres); NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7; Vivian Mill on above parcel	11-25-1868	Ormsby Deeds 12	186-188	(G-14)
11-01-1870	Deed	A.E. Head	William Sharon	2/3 interest in about western 2/3 of E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7 (53.56 acres); 2/3 interest in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7; 2/3 interest in Vivian Mill on above parcel	11-14-1870	Ormsby Deeds 14	095-096	(G-15)
02-10-1873	Deed	A.E. Head	William Sharon	Vivian Quartz Mill and water right belonging to mill	02-25-1873	Ormsby Deeds 15	125	(G-16)

VIVIAN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-20-1873	Deed	William Sharon	R.F. Morrow	1/2 interest in Vivian Mill and water right belonging to mill	02-25-1873	Ormsby Deeds 15	124	(G-17)
11-04-1885	Trust Deed	William Sharon	Francis G. Newlands, Frederick W. Sharon, trustees	All real and personal property of Sharon conveyed to trustees, in trust for Sharon's son, daughter, grandchildren, and son-in-law.	11-05-1885	San Francisco Deeds 1180	105	(G-18)
03-23-1888	Resignation Deed	Frederick W. Sharon, trustee	Francis G. Newlands, trustee	F.W. Sharon resigns as trustee and conveys to F.G. Newlands, as trustee, legal title to trust property	03-11-1891	San Francisco Misc. 89	65	(G-19)
08-26-1889	Deed	Francis G. Newlands, trustee of the estate of William Sharon	Union Mill and Mining Company (CA corp.)	Vivian Mill and Millsite	Not recorded			(G-20)
Not available	Deed	Lorin O. Montgomery Tibor W. Fejer	Bently Nevada Corporation (NV corp.)	NE $\frac{1}{4}$ Section 7 S $\frac{1}{2}$ Lot 1 of NW $\frac{1}{4}$ Section 7				Not Searched
06-18-1990	Decree Quieting Title		Bently Nevada Corporation (NV corp.)	S $\frac{1}{2}$ Lot 1 of NW $\frac{1}{4}$ Section 7; NE $\frac{1}{4}$ Section 7 (except portion lying below natural ordinary high water line of Carson River)	06-20-1990	Carson City OR 1	2146	(G-21)
- 1993 -	Tax Roll		Bently Nevada	NE $\frac{1}{4}$ Section 7 Parcel Nos. 10-011-24, 10-011-25				

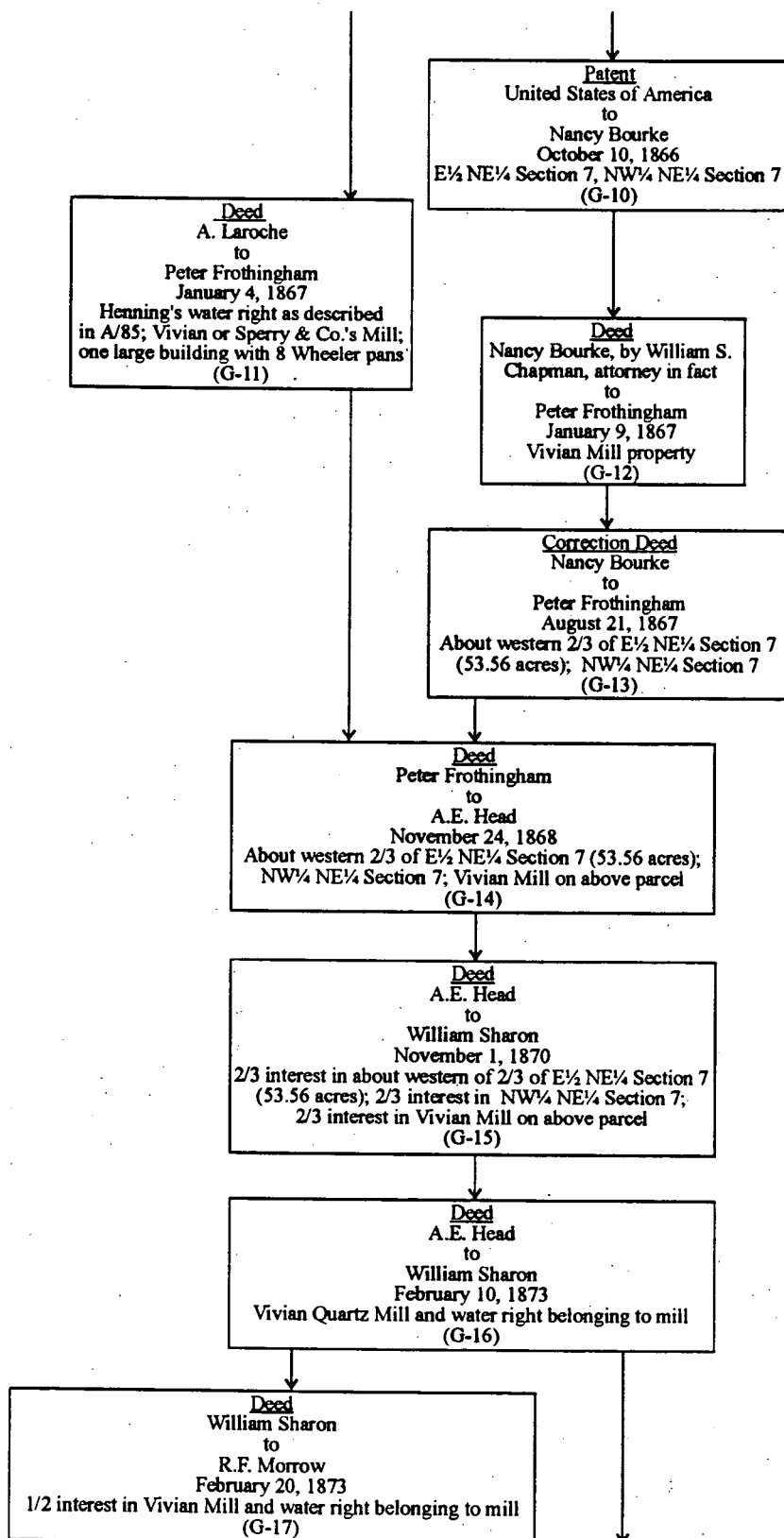
VIVIAN MILLSITE

DEEDS



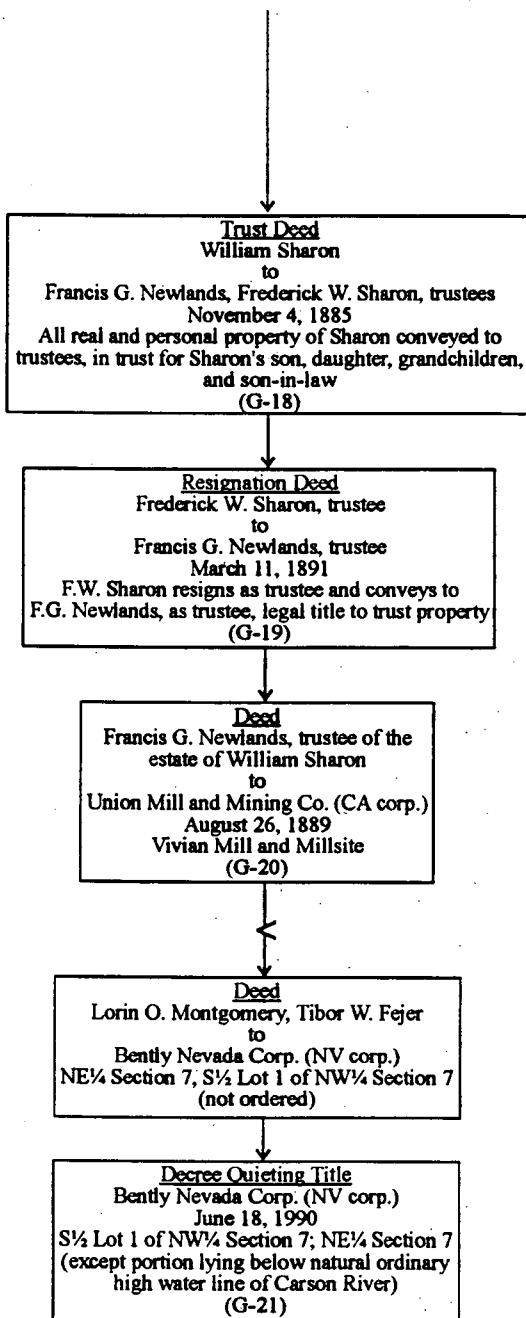
VIVIAN MILLSITE (Cont.)

DEEDS



VIVIAN MILLSITE (Cont.)

DEEDS



2.6 Santiago Mill

The Santiago Mill also was known as the Zephyr Flat Mill and the Stewart, Henning & Co. Mill (A-2;A008189) (A-4;A008107). Bancroft's 1862 Map shows a Stewart and Hennings Mill between the Vivian and Eureka Mills (B-2;A002001). The mill was situated one-quarter mile below the Vivian Mill and was constructed in 1861 by Morgan, Stewart and Henning (A-2;A008187-9) (Photograph No. 5). The current tax assessor parcel number is 10-011-024 (Map 4).

On April 12 and 13, 1861, a survey of land claim was performed on three adjacent parcels along the Carson River, "including millsites and water power," for E. Said, J. S. Henning, and A. W. Potts (H-1). The map of the parcels shows two dams, but no other structures (H-1).

On August 21, 1861, E. Said and W. H. Allen conveyed to James Morgan a 1/3 interest in millsites and in a quartz mill on the Carson River owned by the partnership of Stewart, Henning and Said (H-2). Morgan gave Said and Allen a mortgage on the property (H-3). On October 26, 1861, John S. Henning conveyed to C. F. Wood a 1/6 interest in the millsite and mill of Stewart, Henning and Co. (H-4).

Kelly's 1862 Directory identified Wm. Stewart, John Henning, James Morgan and C. F. Wood as the proprietors of the Stewart, Henning & Co. Mill. The mill had 16 stamps and crushed 30 tons per day. The mill was 160 feet by 60 feet in size and was run by water from a ditch one-half mile in length (A-3;A011017).

On March 21, 1862, James Morgan and William M. Stewart conveyed to William Thompson, Jr., and H. H. Raymond, the Stewart, Henning & Co. Mill, millsite, and mill property, including quicksilver (H-5). Seventeen months later, in a series of five deeds dated in August 1863, William Thompson, Jr., and Henry H. Raymond obtained the Stewart, Henning & Co. Mill and millsite from Parker H. Pierce, Charles H. Bryan, John S. Henning and Clement F. Wood (H-6) to (H-9). Before the end of the month, on August 27, 1863, Thompson and Raymond conveyed the Stewart, Henning & Co. mill and millsite, "known as the Zephyr Flat Reduction Works," to Santiago Mining Company (H-10). Santiago Mining Company gave a mortgage on the property to Thompson and Raymond (H-10).

Kelly's 1863 Directory reported the Zephyr Flat Mill as located one-quarter mile below the Vivian Mill on the west bank of the Carson River and as owned by H. H. Raymond and Wm. Thompson, Jr. The mill had 16 stamps and a crushing capacity of 30 tons per day (A-4;A008107). Testimony in the Dangberg lawsuit confirms that the mill originally was owned by Morgan, Stewart and Henning and subsequently was sold to Thompson and Raymond (A-2;A008188,A008189).

The existence and approximate location of the Santiago Mill is shown on a survey of adjacent land performed on April 12, 1865 (H-11).

The 1866 Annual Report of the State Mineralogist described the Santiago Mill as having 24 stamps, 18 pans and a crushing capacity of 40 tons per day (A-5;A008520).



Photograph No. 5
Santiago Mill

On October 10, 1866, the United States granted a patent to Nancy Bourke for the E½ NE¼ of Section 7 and the NW¼ NE¼ of Section 7 (H-12). On the same date, William Bourke obtained a patent for the W½ NW¼ of Section 8 (H-13). The Santiago Mill was located in this area.

On January 9, 1867, Nancy Bourke conveyed to Santiago Mining Company portions of the E½ NE¼ of Section 7 and the NW¼ NE¼ of Section 7 (H-14). On the same date, Santiago Mining Company obtained the W½ NW¼ of Section 8 from William Bourke (H-15). About two years later, on January 21, 1869, Santiago Mining Company conveyed this land to the Union Mill and Mining Company, along with a portion of SE¼ of Section 5 and a 24 stamp quartz mill (H-16). The Dangberg abstract confirms that, on January 21, 1869, the Santiago Mining Company conveyed the mill to Union Mill and Mining Company (A-2;A008187).

In the 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver, the Santiago Mill was described as having 34 stamps, 9 pans and a capacity of 80 tons per day (A-7;A008445) (A-8;A005026).

The 1873-74 Biennial Report of the State Mineralogist described the Santiago Mill as having 34 stamps and crushing 80 tons per day (A-6;A008407).

Because of time and funding constraints, the period from 1869 to 1990 was not searched.

On June 18, 1990, a decree quieting title to the property was entered in favor of Bently Nevada Corporation (H-17). The decree quieted title in SW¼ of Section 5, E½ SE¼ of Section 6, S½ of Lot 1 of the NW¼ of Section 7, NE¼ of Section 7, W½ NW¼ of Section 8, except the portion of the property lying below the natural ordinary high water line of the Carson River (H-17). The named defendants in the quiet title action, who apparently claimed an interest in the property, were Pegasus Minerals, Inc., Jack R. Barnes, Burke Musgrove, and Eric Swanson (H-17).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
10-011-24	Bently Nevada Corporation P.O. Box 157 Minden, Nevada 89423

The title abstract and title tree for the Santiago Millsite follow. The title documents are contained in Attachment VII.

SANTIAGO MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-12-1861 04-13-1861	Survey of Land Claim		E. Said J.S. Henning A.W. Potts	Survey of three adjacent plots along Carson River, "including millsites and water power." Map shows 2 dams, but no other structures. Plots measured 113.14 acres (E. Said), 77.11 acres (J.S. Henning), and 81.92 acres (A.W. Potts)	04-26-1861	CCR Surveys Morse A	085	(H-1)
08-21-1861	Deed	E. Said W.H. Allen	James Morgan	1/3 interest in millsites and quartz mill on Carson River owned by partnership of Stewart, Henning and Said	08-27-1861	CCR Deeds 1	172	(H-2)
08-22-1861	Mortgage	James Morgan	E. Said	1/3 interest in millsites and quartz mill on Carson River owned by partnership of Stewart, Henning and Morgan		CCR Kings III	044-046	(H-3)
10-26-1861	Deed	John S. Henning	C.F. Wood	1/6 interest in millsite and mill of Stewart, Henning and Co.	11-09-1861	CCR Kings II	203-204	(H-4)
03-21-1862	Deed	James Morgan William M. Stewart	William Thompson, Jr. H.H. Raymond	Stewart, Henning and Co., mill, millsite and mill property, including quicksilver	03-24-1862	Ormsby Deeds 1	103	(H-5)
08-08-1863	Deed	Parker H. Pierce	William Thompson, Jr. Henry H. Raymond	Stewart, Henning and Co. mill and millsite	08-17-1863	Ormsby Deeds 6	184-185	(H-6)
08-08-1863	Deed	Charles H. Bryan	William Thompson, Jr. Henry H. Raymond	Stewart, Henning and Co. mill and millsite	08-31-1863	Ormsby Deeds 6	210-211	(H-7)
08-10-1863	Deed	John S. Henning	William Thompson, Jr. Henry H. Raymond	Stewart, Henning and Co. mill and millsite	08-17-1863	Ormsby Deeds 6	185-187	(H-8)

SANTIAGO MILL 4 (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-17-1863	Deed	Clement F. Wood	William Thompson, Jr. Henry H. Raymond	Stewart, Henning and Co. mill and millsite	08-25-1863	Ormsby Deeds 6	204-205	(H-9)
08-27-1863	Deed	William Thompson, Jr. Henry H. Raymond	Santiago Mining Company	Stewart, Henning and Co. mill and millsite, also known as Zephyr Flat Reduction Works	08-31-1863	Ormsby Deeds 6	212-213	(H-10)
08-27-1863	Mortgage	Santiago Mining Company	William Thompson, Jr. Henry H. Raymond	Stewart, Henning and Co. mill and millsite, also known as Zephyr Flat Reduction Works				Not searched; referred to in H-10
04-12-1865	Survey of Land Claim		W.S. Chapman	Existence and approximate location of Santiago Mill shown on survey of adjacent land	04-13-1865	Ormsby Surveyor's Records A	350	(H-11)
10-10-1866	Patent	United States of America	Nancy Bourke	E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7, NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7	02-20-1867	Ormsby Deeds 11	115-116	(H-12)
10-10-1866	Patent	United States of America	William Bourke	W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8	02-20-1867	Ormsby Deeds 11	116-117	(H-13)
01-09-1867	Deed	Nancy Bourke, by William S. Chapman, attorney in fact	Santiago Mining Company (CA corp.)	11.6 acres in SE $\frac{1}{4}$ Section 6, 26.44 acres in E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7	06-29-1867	Ormsby Deeds 11	349-350	(H-14)
01-09-1867	Deed	William Bourke, by William S. Chapman, attorney in fact	Santiago Mining Company (CA corp.)	W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8	06-29-1867	Ormsby Deeds 11	350-352	(H-15)
01-21-1869	Deed	Santiago Mining Company (CA corp.), by S. Heydenfeldt, President	Union Mill and Mining Company (CA corp.)	11.6 acres in SE $\frac{1}{4}$ Section 5, 26.44 acres in E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7, W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8, 24 stamp quartz mill	02-03-1869	Ormsby Deeds 12	237-239	(H-16)

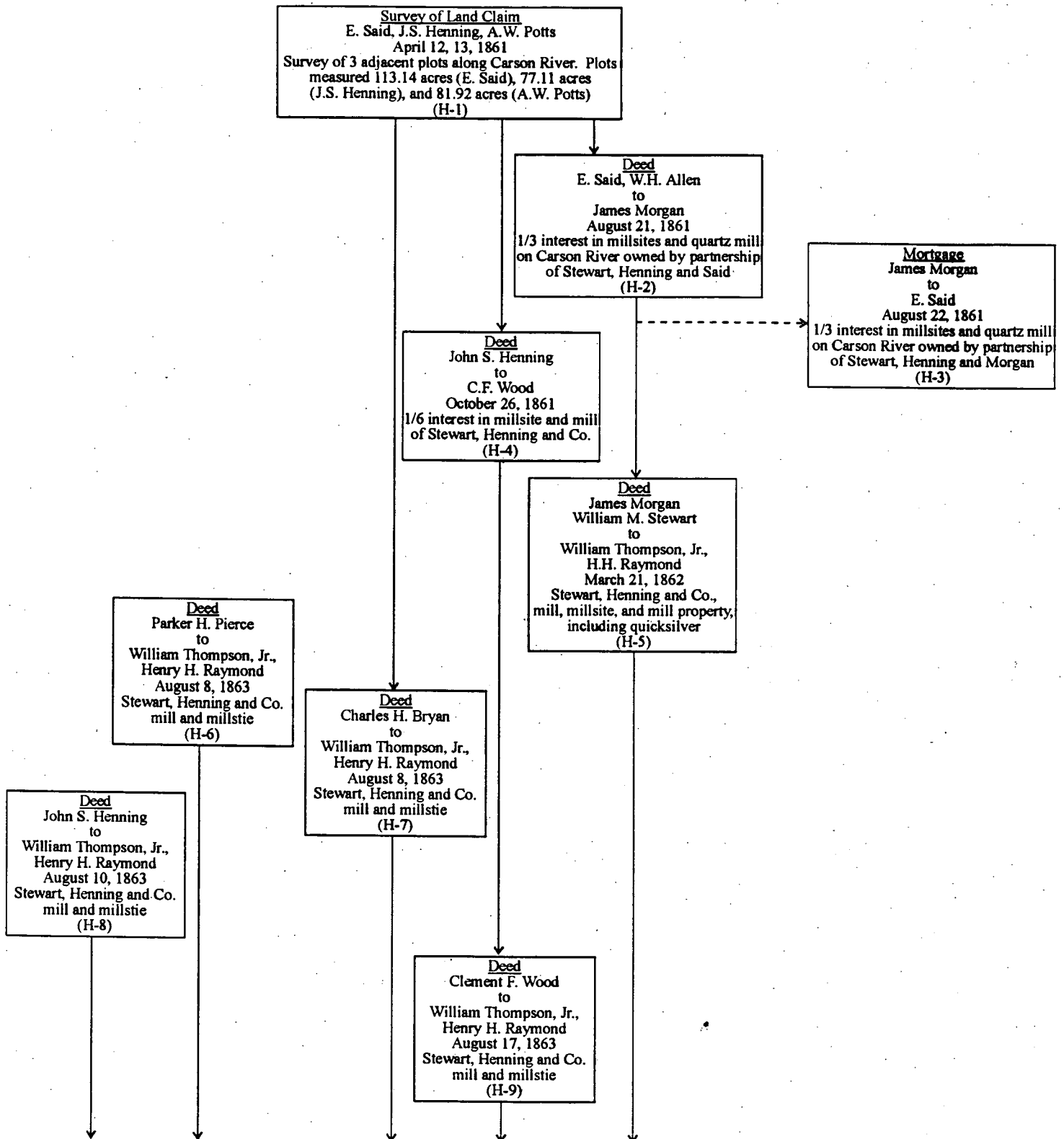
SANTIAGO MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
Not available	Deed	Lorin O. Montgomery Tibor W. Fejer	Bently Nevada Corporation (NV corp.)	SW $\frac{1}{4}$ Section 5, E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 6, S $\frac{1}{2}$ Lot 1 of NW $\frac{1}{4}$ Section 7, NE $\frac{1}{4}$ Section 7, W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8 (except portion lying below natural ordinary high water line of Carson River)				Not searched
06-18-1990	Decree Quieting Title		Bently Nevada Corporation (NV corp.)	SW $\frac{1}{4}$ Section 5, E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 6, S $\frac{1}{2}$ Lot 1 of NW $\frac{1}{4}$ Section 7, NE $\frac{1}{4}$ Section 7, W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8 (except portion lying below natural ordinary high water line of Carson River)	06-20-1990	Carson City OR 1	2146	(H-17)
- 1993 -	Tax Roll		Bently Nevada	Ormsby Parcel No. 10-011-24				

SANTIAGO MILLSITE

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

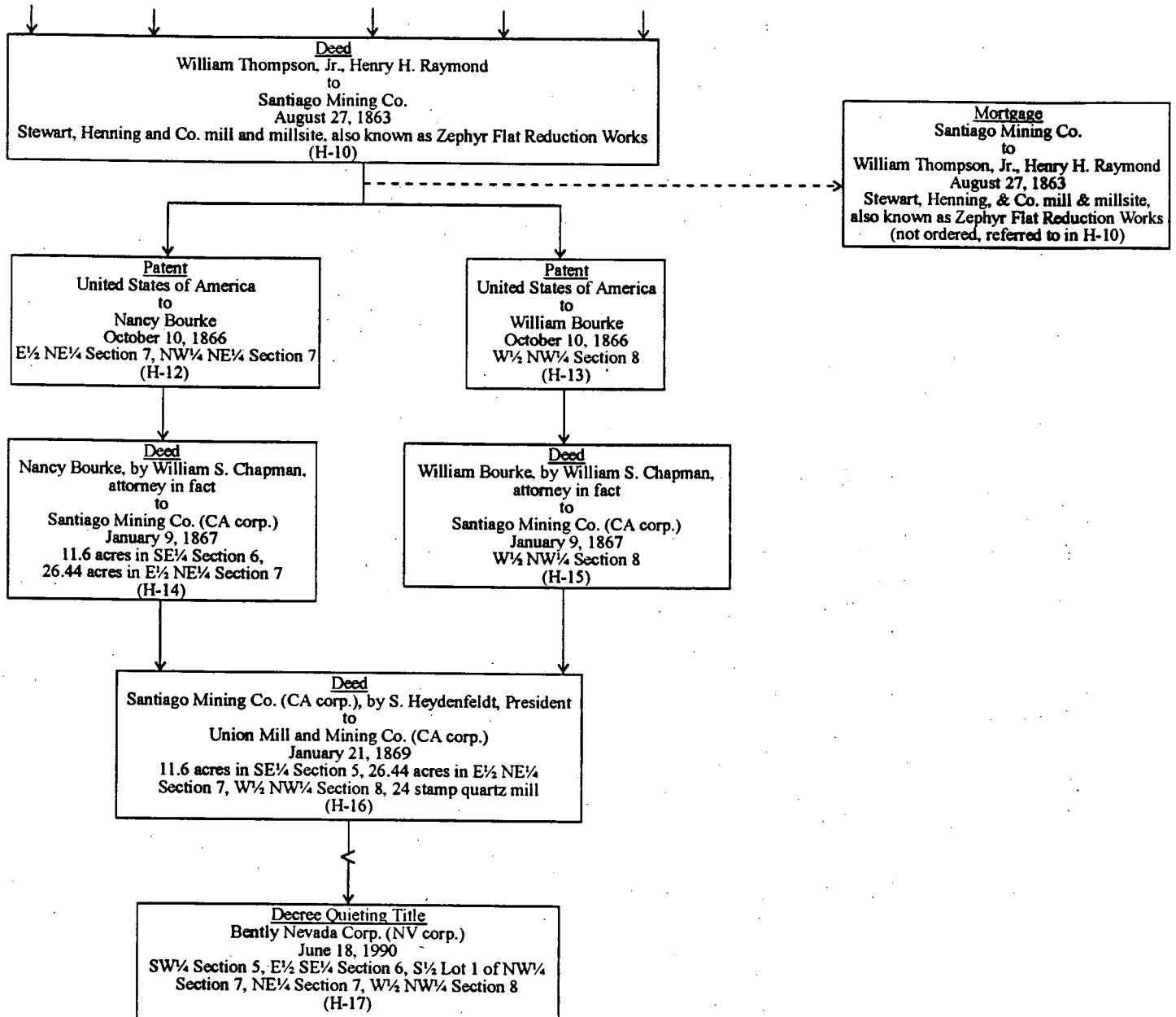


- - - dotted lines indicates non-fee interest

SANTIAGO MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



- - - dotted lines indicates non-fee interest
 ↓ solid lines with break in the middle indicate a break in the chain

2.7 Eureka Mill

The Eureka Mill was situated on the Carson River about two miles below the Santiago Mill, in Lyon County, tax assessor parcel number 16-151-21 (B-1;A010546) (B-2;A002001) (B-3;A017047) (Photograph No. 6). The mill's location is shown on Map 4, the Preliminary Location Map for the Carson River Millsites. The mill was constructed in 1861 by M. S. Hurd, C. T. Wheeler and Ferdinand Dunker (A-3;A011025) (A-4;A008135) (A-5;A008519) (A-10;A008364) (A-11;A008529).

The title history begins with an agreement, dated August 24, 1861, among D. C. Braun, M. S. Hurd, Albert H. Doscher, Charles Itgen, James W. Powers, Charles D. McWilliams, and William C. Davol (I-1). In the agreement, Braun and Hurd conveyed the millsite for the planned San Francisco Mill to the other parties, along with sufficient water to run the mill, in exchange for a mortgage (I-1). Braun and Hurd reserved sufficient water to run the existing Eureka Mill, as well as a second Eureka Mill that was under construction (I-1).

Kelly's 1862 Directory described the Eureka Mill as situated one mile below the Stewart & Henning's Mill. The mill had 20 stamps and crushed 30 tons per day. The mill was 80 by 75 feet in size (A-3;A011025).

Kelly's 1863 Directory described the Eureka Mill as owned by M. S. Hurd, C. T. Wheeler and Ferdinand Dunker. The mill had 20 stamps, 24 pans and crushed 25 tons per day (A-4;A008135).

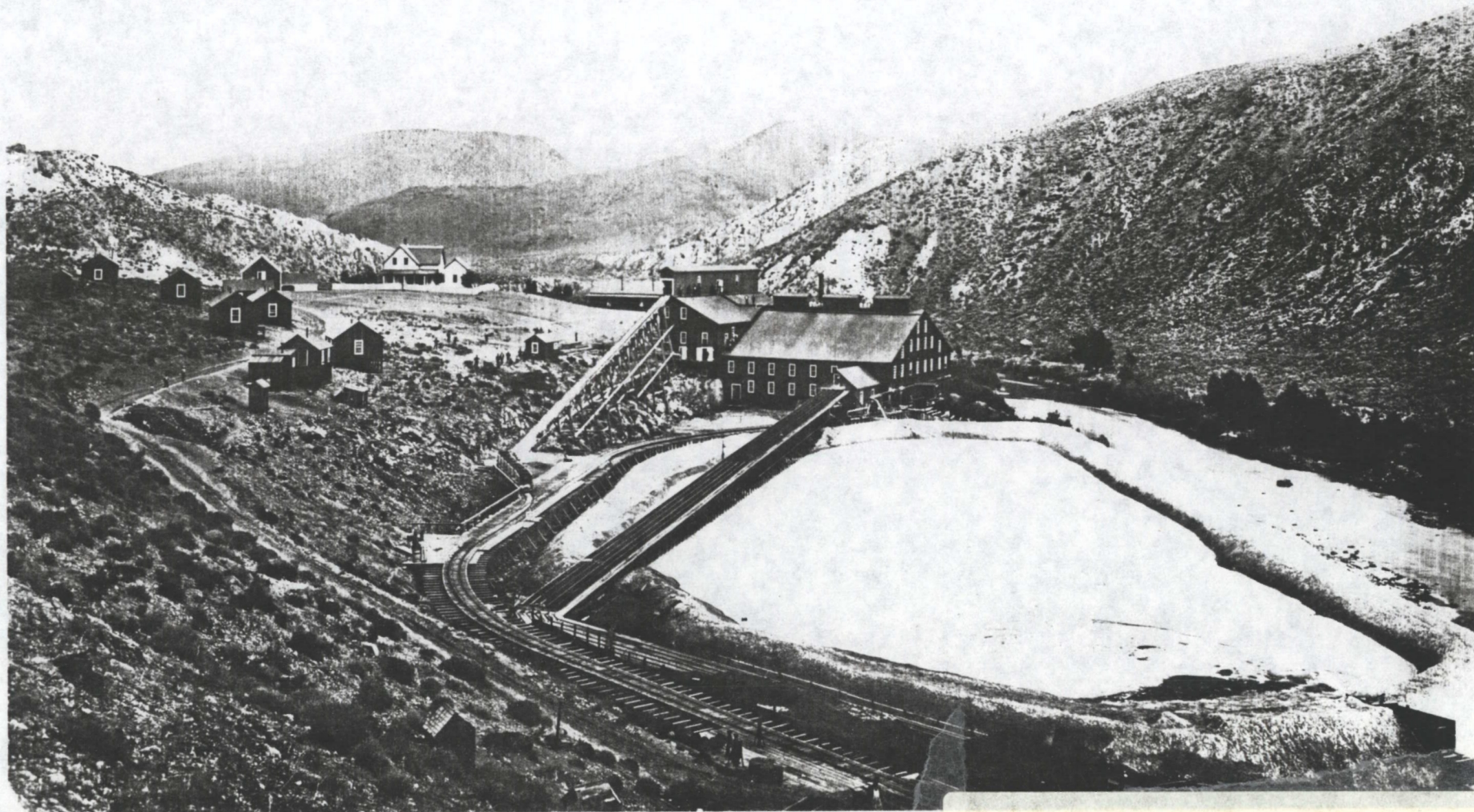
The June 5, 1865 edition of the *Gold Hill News* reported that the Eureka Mill was owned by Dunker, Hurd & Co. (B-4;A008572).

The 1865 Annual Report of the Surveyor-General, the 1866 Annual Report of the State Mineralogist and the 1869-70 State Mineralogist Report described the Eureka Mill as having 20 stamps, 8 pans and a crushing capacity of 22 tons per day (A-10;A008364) (A-5;A008519) (A-11;A008529).

On May 10, 1869, the Union Mill and Mining Company acquired the Eureka Mill and millsite from Cyrus T. Wheeler, Morgan S. Hurd, and Ferdinand Dunker (I-2). Although antidotal information indicates that Wheeler and Dunker may have held an ownership interest in the millsite, no title documentation indicates how they acquired their interest.

The April 27, 1872 edition of the *Mining and Scientific Press*, depicted the "new" Eureka Mill as the largest in the world. "The planning of the mill and all connected with it was done by Mr. A. Edington, Superintendent of the affairs of the Union Mill and Mining Company." The mill had 60 stamps and 24 pans. A reservoir located next to the mill was capable of holding 860,000 tons of tailings (A-12;A005097).

The 1871-72 State Mineralogist's Biennial Report, and Powell's 1876 *Land of Silver*, both described the Eureka Mill as having 60 stamps and a capacity of 120 tons per day (A-7;A008442) (A-8;A005026).



Photograph No. 6
Eureka Mill

On November 26, 1878, the Union Mill and Mining Company and John P. Jones agreed to sell the Eureka Mill and millsite to the Sierra Nevada Silver Mining Company (I-3). The agreement of sale described the millsite as encompassing 640 acres at N½ of Section 5 and N½ of Section 6, T15N, R21E (I-3). The conveyance occurred on July 1, 1879 (I-4).

According to the Comstock Historic District Commission, the Eureka Mill was working tailings in 1880, but was idle in 1882 (A-15;A019046).

On November 19, 1883, the Sierra Nevada Silver Mining Company conveyed the Eureka Mill and millsite to W. S. Hobart (I-5). About five months later, on April 4, 1884, Hobart conveyed the mill and millsite back to Sierra (I-6). Two months later, on June 2, 1884, Sierra conveyed the mill and millsite back to Hobart (I-7). The deeds do not explain the reasons for these back and forth transfers.

On December 22, 1885, W. S. Hobart conveyed the Eureka Mill and millsite to John P. Jones (I-8). Within three months, on March 5, 1886, Jones conveyed the mill and millsite to the Comstock Mill and Mining Company (I-9).

According to the Comstock Historic District Commission, the Eureka Mill was destroyed by fire in 1890, and replaced with a cyanide plant (A-15;A019046).

On July 22, 1905, the Comstock Mill and Mining Company conveyed the Eureka Mill and millsite to John Edward Monroe (I-10). In the deed, Comstock reserved the right to remove two melting furnaces and a chimney from a separate building within six months (I-10). Beginning with this deed, the description of the millsite changed to N½ of Section 4 and N½ of Section 5 (I-10). In previous deeds, the property had been described as N½ of Section 5 and N½ of Section 6 (I-3) to (I-9). The deeds do not explain the reason for this change.

On July 28, 1905, John Edward Monroe conveyed the Eureka Mill and millsite to Herman Davis (I-11). This deed contains language, similar to the previous deed, reserving the right to remove two melting furnaces and a dust chamber within six months (I-10) (I-11).

Because of time and funding constraints, title during the period 1905 to 1910 was not completely searched. On January 6, 1906, West Coast Securities Company conveyed the Eureka Mill and millsite to Nevada Reduction Works (I-12). On April 4, 1910, J.E. Monroe and Elizabeth C. Monroe conveyed to Nevada Mining Reduction and Power Company "all property" (unspecified) that they had received in a quitclaim deed dated March 30, 1910, from Herman Davis (I-13). The title search did not locate a copy of this referenced deed, which may have included the Eureka Millsite.

On June 5, 1913, the Lyon County Sheriff conveyed the Eureka Millsite to R. M. Hotaling, pursuant to a sale upon a mortgage foreclosure (I-14). The sheriff's deed described the property as "640 acres patented and 135 acres possessory" and as including unspecified "buildings" (I-14). Time and funding constraints did not permit a search for a patent on the property.

Hotaling held the property until his death. On October 8, 1927, pursuant to a decree of settlement of account and final distribution, the Eureka Millsite was

distributed to George H. Hotaling and Jane Hotaling Swinerton out of the estate of Richard Madereful Hotaling (I-15). Ten months later, on August 7, 1928, Hotaling and Swinerton conveyed the millsite to Charles Oster (I-16). Thirteen months later, on September 3, 1929, Oster conveyed the millsite to Minevada Corporation (I-17).

On May 21, 1930, Minevada Corporation conveyed the right to construct a ditch across the Eureka Millsite to Alfred Chartz (see I-19). On February 15, 1932, Minevada Corporation conveyed a half interest in the Eureka Millsite to Wallace Benedict (I-18).

Because of time and funding constraints, title during the period 1932 to 1965 was not searched. On September 13, 1951, R. M. Kolze conveyed the Eureka Millsite to Vera R. Chapman (see I-19). The property has been owned by individuals since then (I-19) (I-20).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-151-21	Vera R. Smith Mary Jane Harlow Charles A. Lawson 1600 West 28th Street Miami Beach, Florida 33140

The title abstract and title tree for the Eureka Millsite follow. The title documents are contained in Attachment VIII.

EUREKA MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-24-1861	Agreement	D.C. Braun M.S. Hurd	Albert H. Doscher Charles Itgen James W. Powers Charles D. McWilliams Wm. C. Davol	Conveyance of Millsite for San Francisco Mill to be built, sufficient water to run mill, and mortgage; reserves sufficient water to run existing Eureka Mill and second Eureka Mill under construction	08-26-1861	CCR Powers	030-031	(I-1)
05-10-1869	Deed	Cyrus T. Wheeler Morgan S. Hurd Ferdinand Dunker	Union Mill and Mining Company (CA corp.)	Eureka Mill and Millsite	05-24-1869	Lyon Deeds F	569-571	(I-2)
11-26-1878	Agreement of Sale	Union Mill and Mining Company (CA corp.), by William Sharon, President, and James H. Dobinson, Secretary, John P. Jones	The Sierra Nevada Silver Mining Company (CA corp.), by W.W. Stetson, Secretary, and Joseph Clark, Vice President	Agreement to sell Eureka Mill and Millsite (640 acres at N $\frac{1}{2}$ Section 5 and N $\frac{1}{2}$ Section 6)	12-04-1878	Lyon Misc D	352-361	(I-3)
07-01-1879	Deed	John P. Jones Union Mill and Mining Company, by William Sharon, President, and James H. Dobinson, Secretary	Sierra Nevada Silver Mining Company	Eureka Mill and Millsite (640 acres at N $\frac{1}{2}$ Section 5 and N $\frac{1}{2}$ Section 6)	09-06-1879	Lyon Deeds H	764-766	(I-4)
11-19-1883	Deed	The Sierra Nevada Silver Mining Company (CA corp.), by Charles H. Fish, President, and E.S. Parker, Secretary	W.S. Hobart	Eureka Mill and Millsite (640 acres at N $\frac{1}{2}$ Section 5 and N $\frac{1}{2}$ Section 6)	11-26-1883	Lyon Deeds J	416-417	(I-5)
04-04-1884	Deed	W.S. Hobart	The Sierra Nevada Silver Mining Company	Eureka Mill and Millsite (640 acres at N $\frac{1}{2}$ Section 5 and N $\frac{1}{2}$ Section 6)	04-07-1884	Lyon Deeds J	463-465	(I-6)

EUREKA MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-02-1884	Deed	The Sierra Nevada Silver Mining Company (CA corp.), by Charles H. Fish, President, and E.S. Parker, Secretary	W.S. Hobart	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 6)	03-08-1886	Lyon Deeds J	734-735	(I-7)
12-22-1885	Deed	W.S. Hobart	John P. Jones	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 6)	03-08-1886	Lyon Deeds J	736-737	(I-8)
03-05-1886	Deed	John P. Jones, by Samuel L. Jones, his attorney-in-fact	Comstock Mill and Mining Company (NV corp.)	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 6)	03-08-1886	Lyon Deeds J	738-739	(I-9)
07-22-1905	Deed	Comstock Mill and Mining Company, by Alex J. McCone, President, and H.M. Gorham, Secretary	John Edward Monroe	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 4 (sic)), except reserving right to remove two melting furnaces and chimney from separate building within six months	07-09-1908	Lyon Deeds P	307-308	(I-10)
07-28-1905	Deed	John Edward Monroe	Herman Davis	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 4 (sic)), except reserving right to remove two melting furnaces and chimney from separate building within six months	11-02-1905	Lyon Deeds O	083-084	(I-11)
01-06-1906	Deed	West Coast Securities Company (Oregon corp.), by W.T. Adams, President, and S.W. Steffner, Secretary	Nevada Reduction Works (CA corp.)	Eureka Mill and Millsite (640 acres at N½ Section 5 and N½ Section 4 (sic))	02-05-1906	Lyons Deeds O	153-154	(I-12)

EUREKA MILLS (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-04-1910	Deed	J.E. Monroe Elizabeth C. Monroe	Nevada Mining Reduction and Power Company	All property in quitclaim deed dated 03- 30-1910 from Herman Davis to J.E. Monroe	04-06-1910	Lyon Deeds Q	366-367	(I-13)
06-05-1913	Deed	D.P. Randall, Lyon County Sheriff, for Nevada Mining Reduction and Power Company	R.M. Hotaling	Eureka Millsite (640 acres patented and 135 acres possessory) and "buildings"	06-12-1913	Lyon Deeds S	182-185	(I-14)
10-08-1927	Decree of Settlement of Account and Final Distribution	Estate of Richard Madereful Hotaling	George H. Hotaling Jane Hotaling Swinerton	Eureka Millsite (640 acres at N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	10-10-1927 10-29-1927	Lyon Misc M Ormsby Misc. 34	189-197 435-440	(I-15)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Eureka Millsite (640 acres at N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	03-27-1929	Lyon Deeds Z	035-036	(I-16)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV corp.)	Eureka Millsite (640 acres at N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	02-21-1930	Lyon Deeds Z	221-223	(I-17)
05-21-1930	Deed	Minevada Corporation	Alfred Chartz	Ditch right across Eureka Millsite being the N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5	05-29-1930	Lyon Deeds Z	284-286	Not requested; referred to in I-19
02-15-1932	Deed	Minevada Corporation (NV corp.), by Charles Oster, President, and W.F. Stillwagon, Assistant Secretary	Wallace Benedict	1/2 Eureka Millsite (N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	02-23-1932	Lyon Deeds 27	057-059	(I-18)
09-13-1951	Deed	R.M. Kolze	Vera R. Chapman	Eureka Millsite (640 acres at N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	07-23-1964	Ormsby Off Rec 24	572	Not requested; referred to in I-19
10-11-1965	Deed	Vera R. Chapman	Vera R. Smith	Eureka Millsite (640 acres at N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5)	11-02-1965	Lyon Deeds 48	440-441	(I-19)

EUREKA MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-06-1969	Gift Deed	Vera R. Smith (formerly Vera R. Chapman)	Vera R. Smith Mary Jane Harlow Charles A. Lawson	N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5	10-03-1969	Lyon Deeds 53	266-267	(I-20)
1993	Tax Roll		Vera R. Smith Mary Jane Harlow Charles A. Lawson	Lyon County Parcel No. 16-151-21				

EUREKA MILL

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

Agreement

D.C. Braun, M.S. Hurd

to

Albert H. Doscher, Charles Itgen, James W. Powers,
Charles D. McWilliams, Wm. C. Davol

August 24, 1861

Conveyance of Millsite for San Francisco Mill to be
built, sufficient water to run mill, and mortgage;
reserves sufficient water to run existing Eureka Mill
and second Eureka Mill under construction

(I-1)

Deed

Cyrus T. Wheeler, Morgan S. Hurd, Ferdinand Dunker
to
Union Mill and Mining Co. (CA corp.)
May 10, 1869
Eureka Mill and Millsite
(I-2)

Agreement of Sale

Union Mill and Mining Co. (CA corp.), by William Sharon,
President, & James H. Dobinson, Secretary, John P. Jones
to
The Sierra Nevada Silver Mining Co. (CA corp.), by W.W.
Stetson, Secretary, and Joseph Clark, Vice President
November 26, 1878
Agreement to sell Eureka Mill and Millsite (640
acres at N½ Section 5 and N½ Section 6)
(I-3)

Deed

John P. Jones, Union Mill and Mining Co., by William
Sharon, President, and James H. Dobinson, Secretary
to
Sierra Nevada Silver Mining Co.
July 1, 1879
Eureka Mill and Millsite (640 acres at N½ Section 5 & N½ Section 6)
(I-4)

Deed

The Sierra Nevada Silver Mining Co. (CA corp.), by
Charles H. Fish, President, & E.S. Parker, Secretary
to
W.S. Hobart
November 19, 1883
Eureka Mill and Millsite (640 acres at N½ Section 5 & N½ Section 6)
(I-5)

Deed

W.S. Hobart
to
The Sierra Nevada Silver Mining Co.
April 4, 1884
Eureka Mill and Millsite (640 acres at N½ Section 5 & N½ Section 6)
(I-6)

Deed

The Sierra Nevada Silver Mining Co. (CA corp.), by
Charles H. Fish, President, & E.S. Parker, Secretary
to
W.S. Hobart
June 2, 1884
Eureka Mill and Millsite (640 acres at N½ Section 5 & N½ Section 6)
(I-7)

Deed

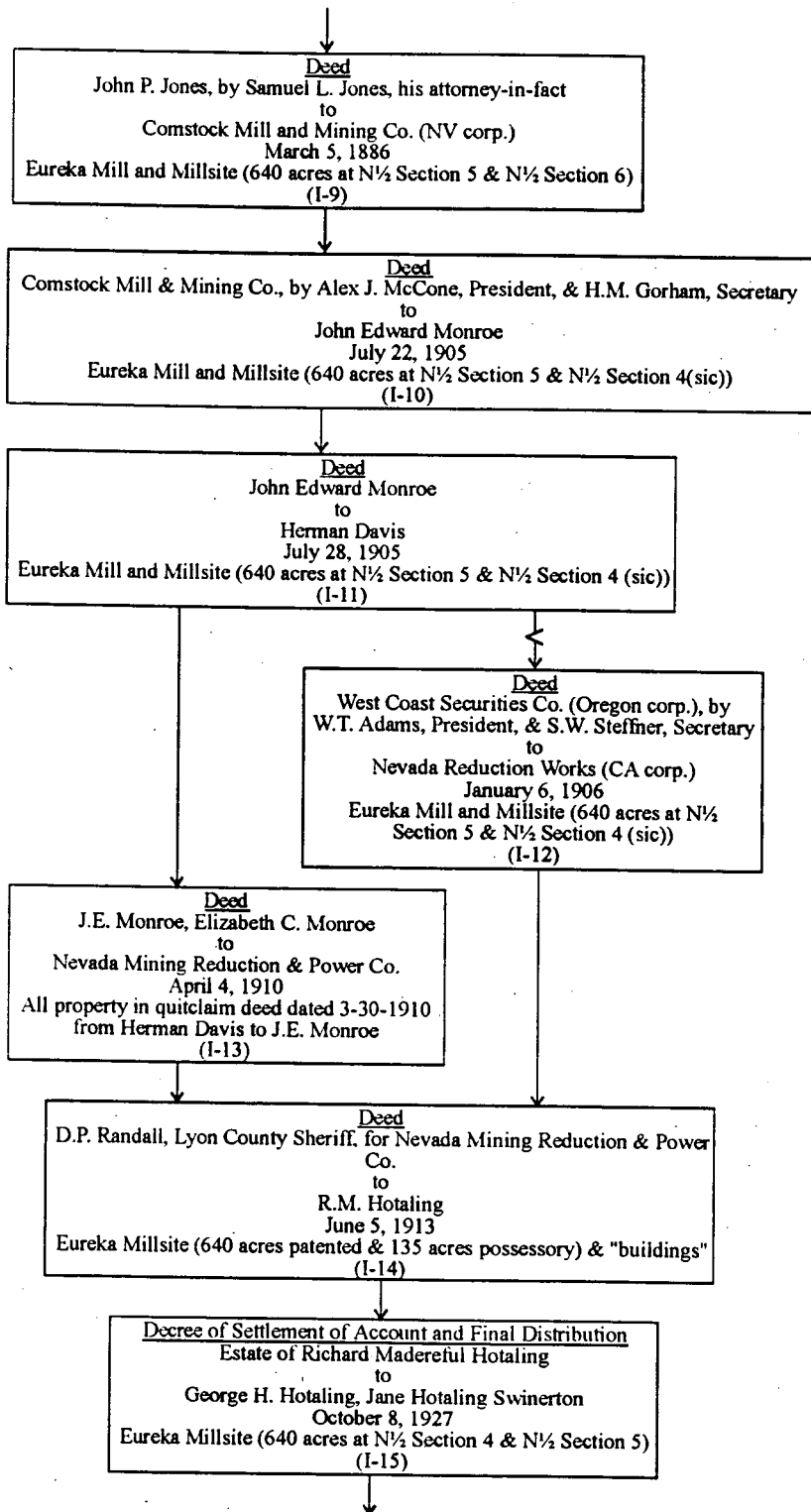
W.S. Hobart
to
John P. Jones
December 22, 1885
Eureka Mill and Millsite (640 acres at N½ Section 5 & N½ Section 6)
(I-8)

--- dotted lines indicates non-fee interest

EUREKA MILL (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

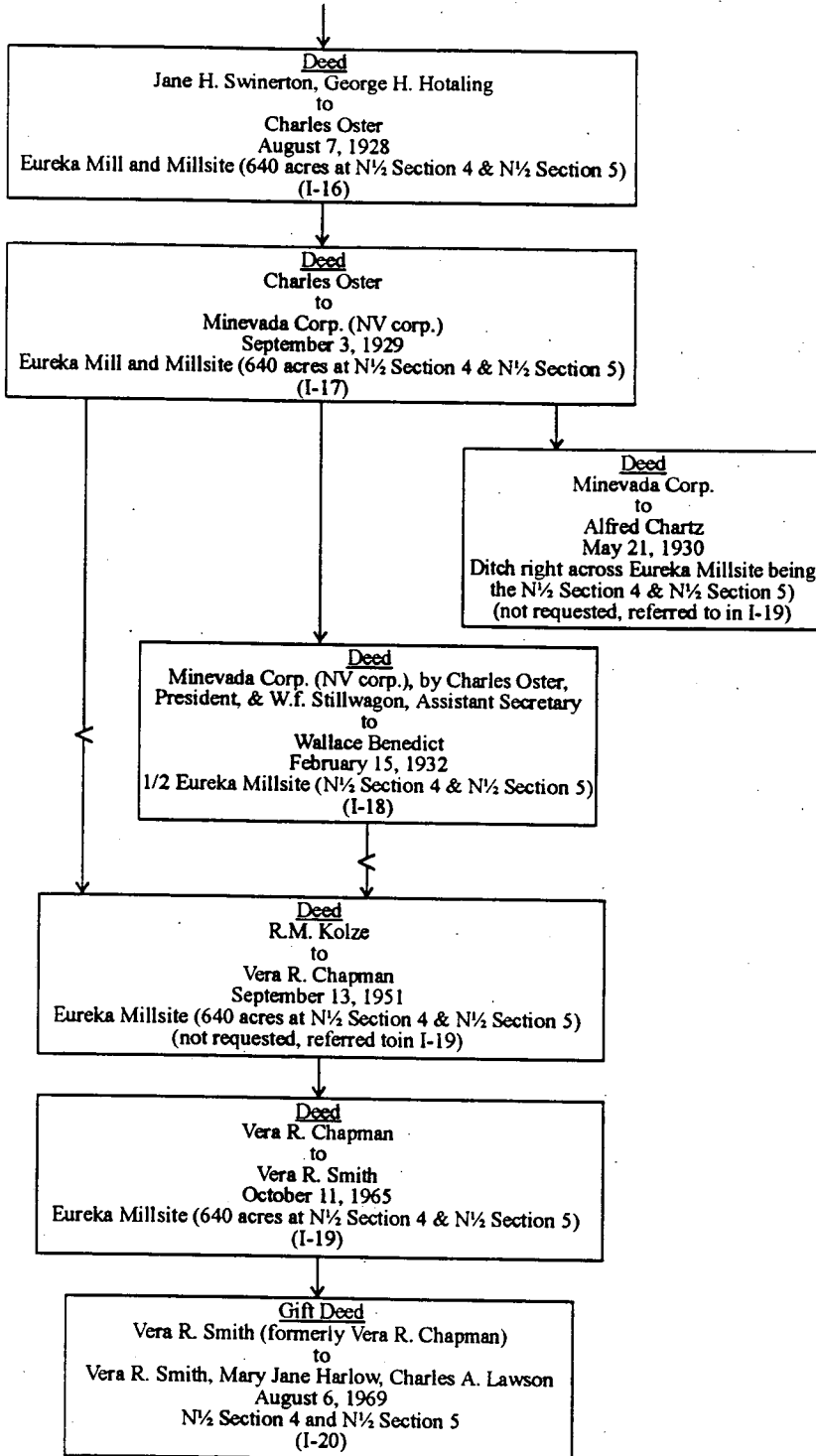
DEEDS



EUREKA MILL (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS



2.8 San Francisco Mill

The San Francisco Mill was located on the Carson River about one-eighth of a mile below the Eureka Mill, on current tax assessor parcel number 16-151-21 (B-2;A002001) (B-3;A017047) (Map 4).

The title history starts with an agreement, dated August 24, 1861, in which D. C. Braun and M. S. Hurd conveyed the millsite for the planned San Francisco Mill to Albert H. Doscher, Charles Itgen, James W. Powers, Charles D. McWilliams, and William C. Davol, along with sufficient water to run the mill, in exchange for a mortgage (J-1).

On November 26, 1861, James W. Powers conveyed a one-fifth interest in property owned by the San Francisco Mill Company, including the San Francisco Mill, to Albert H. Doscher, Charles Itgen, James W. Powers, Charles D. McWilliams, and William C. Davol (J-2).

Kelly's 1862 Directory identified Charles Itgen, A. H. Doscher, Charles McWilliams and William C. Davol as the owners of the San Francisco Mill. The mill was 60 x 50 feet in size, contained 20 stamps and crushed 20 tons per day (A-3;A011025).

Kelly's 1863 Directory described the San Francisco Mill as being located one-quarter mile below the Eureka Mill and one mile above the Franklin Mill. Albert Doscher and Charles Itgen were identified as the owners (A-4;A008135).

The June 5, 1865 edition of the *Gold Hill News* reported the San Francisco Mill was owned by Schad, Dasher, Bremen & Itgen (B-4;A008572).

The 1865 Annual Report of the Surveyor-General and the 1866 Annual Report of the State Mineralogist described the San Francisco Mill as being constructed in 1861, having 10 stamps, 7 pans and a crushing capacity of 14 tons per day (A-10;A008364) (A-5;A008519).

The 1869-70 State Mineralogist Report described the San Francisco Mill as having 10 stamps and 8 pans (A-11;A008529).

According to the Comstock Historic District Commission, the San Francisco Mill was owned by Charles Schad and running 10 stamps in 1870 (A-15;A019092).

On July 18, 1871, Charles Shad and Mary Shad conveyed the San Francisco Mill and the 250 x 5000 foot parcel on which it was located, to Union Mill and Mining Company (J-3). This is the last reference to the San Francisco Mill. After this point, the title history appears to follow that of the Eureka Mill. The San Francisco Mill may have ceased operations about this time, and the millsite property was included with that of the Eureka Millsite. The Eureka Millsite was originally described as 640 acres located in the N½ of Section 5 and N½ of Section 6, T15N, R21E (see J-4), then later as the N½ of Section 4 and N½ of Section 5, T15N, R21E (see J-11). Both the Eureka and San Francisco Mills were located in the N½ of Section 4, T15N, R21E (Map 4).

On November 26, 1878, the Union Mill and Mining Company and John P. Jones agreed to sell the Eureka and San Francisco Millsites to the Sierra Nevada Silver Mining Company (J-4). The agreement of sale described the millsite as encompassing 640 acres at N½ of Section 5 and N½ of Section 6, T15N, R21E (J-4). The conveyance occurred on July 1, 1879 (J-5).

On November 19, 1883, the Sierra Nevada Silver Mining Company conveyed the Eureka and San Francisco Millsites to W. S. Hobart (J-6). About five months later, on April 4, 1884, Hobart conveyed the millsite back to Sierra (J-7). Two months later, on June 2, 1884, Sierra conveyed the millsites back to Hobart (J-8). The deeds do not explain the reasons for these back and forth transfers.

On December 22, 1885, W. S. Hobart conveyed the Eureka and San Francisco Millsites to John P. Jones (J-9). Within three months, on March 5, 1886, Jones conveyed the millsite to the Comstock Mill and Mining Company (J-10).

On July 22, 1905, the Comstock Mill and Mining Company conveyed the Eureka and San Francisco Millsites to John Edward Monroe (J-11). Beginning with this deed, the description of the millsite changed to N½ of Section 4 and N½ of Section 5 (J-11). In previous deeds, the property had been described as N½ of Section 5 and N½ of Section 6 (J-4) to (J-10). The deeds do not explain the reason for this change.

On July 28, 1905, John Edward Monroe conveyed the Eureka and San Francisco Millsite to Herman Davis (J-12).

Because of time and funding constraints, title during the period 1905 to 1910 was not completely searched. On January 6, 1906, West Coast Securities Company conveyed the Eureka and San Francisco Millsite to Nevada Reduction Works (J-13). On April 4, 1910, J. E. Monroe and Elizabeth C. Monroe conveyed to Nevada Mining Reduction and Power Company "all property" (unspecified) that they had received in a quitclaim deed dated March 30, 1910, from Herman Davis (J-14). The title search did not include obtaining a copy of this referenced deed, which possibly may have included the Eureka and San Francisco Millsite.

On June 5, 1913, the Lyon County Sheriff conveyed the Eureka and San Francisco Millsite to R. M. Hotaling, pursuant to a sale upon a mortgage foreclosure (J-15). The sheriff's deed described the property as "640 acres patented and 135 acres possessory" and as including unspecified "buildings" (J-15). Time and funding constraints did not permit a search for a patent on the property.

Hotaling held the property until his death. On October 8, 1927, pursuant to a decree of settlement of account and final distribution, the Eureka and San Francisco Millsite was distributed to George H. Hotaling and Jane Hotaling Swinerton out of the estate of Richard Madereful Hotaling (J-16). Ten months later, on August 7, 1928, Hotaling and Swinerton conveyed the millsite to Charles Oster (J-17). Thirteen months later, on September 3, 1929, Oster conveyed the millsite to Minevada Corporation (J-18).

On May 21, 1930, Minevada Corporation conveyed the right to construct a ditch across the Eureka and San Francisco Millsite to Alfred Chartz (see J-20). On

February 15, 1932, Minevada Corporation conveyed a one-half interest in the Eureka and San Francisco Millsite to Wallace Benedict (J-19).

Because of time and funding constraints, title during the period 1932 to 1965 was not searched. On September 13, 1951, R. M. Kolze conveyed the Eureka and San Francisco Millsite to Vera R. Chapman (see J-20). The property has been owned by individuals since then (J-20) (J-21).

CURRENT ASSESSED OWNER

Parcel No.

Owners

16-151-21

Vera R. Smith
Mary Jane Harlow
Charles A. Lawson
1600 West 28th Street
Miami Beach, Florida 33140

The title abstract and title tree for the San Francisco Millsite follow. The title documents are contained in Attachment XVII.

SAN FRANCISCO MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-24-1861	Agreement	D.C. Braun M.S. Hurd	Albert H. Doscher Charles Itgen Charles D. McWilliams William C. Davol and James Powers		08-29-1861	CCR Powers	030-031	(J-1)
11-26-1861	Deed	James W. Powers	Albert H. Doscher Charles Itgen Charles D. McWilliams William C. Davol	1/5 interest in San Francisco Mill, adjacent to Eureka Mill, and millsite	11-30-1861	CCR Deeds Vol. 2	297-298	(J-2)
07-18-1871	Deed	Charles Shad Mary Shad	Union Mill and Mining Company	San Francisco Mill and 250 x 5000 foot parcel	07-20-1871	Lyon Deeds G	208-209	(J-3)
11-26-1878	Agreement	John P. Jones; Union Mill and Mining Company (CA corp.) by Wm. Sharon	The Sierra Nevada Silver Mining Company (CA corp.)	640 acres at N $\frac{1}{2}$ of Section 5, N $\frac{1}{2}$ of Section 6 including the Eureka and San Francisco millsites	12-04-1878	Lyon Misc D	352-361	(J-4)
07-01-1879	Deed	John P. Jones; Union Mill and Mining Company	Sierra Nevada Silver Mining Company	640 acres at N $\frac{1}{2}$ of Section 5, N $\frac{1}{2}$ of Section 6 including the Eureka and San Francisco millsites	09-03-1879	Lyon Deeds H	764-766	(J-5)
11-19-1883	Deed	The Sierra Nevada Silver mining Company (CA corp.)	W.S. Hobart	640 acres at N $\frac{1}{2}$ of Section 5, N $\frac{1}{2}$ of Section 6 including the Eureka and San Francisco millsites	11-26-1883	Lyon Deeds J	416-417	(J-6)
04-04-1884	Deed	W.S. Hobart	The Sierra Nevada Silver Mining Company	640 acres at N $\frac{1}{2}$ of Section 5, N $\frac{1}{2}$ of Section 6 including the Eureka and San Francisco millsites	04-07-1884	Lyon Deeds J	463-465	(J-7)
06-02-1884	Deed	The Sierra Nevada Silver Mining Company	W.S. Hobart	640 acres at N $\frac{1}{2}$ of Section 5, N $\frac{1}{2}$ of Section 6 including the Eureka and San Francisco millsites	03-08-1886	Lyon Deeds J	734-735	(J-8)

SAN FRANCISCO MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-22-1885	Deed	W.S. Hobart	John P. Jones	640 acres at N½ of Section 5, N½ of Section 6 including the Eureka and San Francisco millsites	03-08-1886	Lyon Deeds J	736-737	(J-9)
03-05-1886	Deed	John P. Jones, by Samuel L. Jones, his attorney-in-fact	Comstock Mill and Mining Company (NV corp.)	640 acres at N½ of Section 5, N½ of Section 6 including the Eureka and San Francisco millsites	07-09-1908	Lyon Deeds J	738	(J-10)
07-22-1905	Deed	Comstock Mill and Mining Company, by Alex J. McCone, President, and H.M. Gorham, Secretary	John Edward Monroe	640 acres at N½ of Section 5, N½ of Section 4 including the Eureka and San Francisco millsites	07-09-1908	Lyon Deeds P	307-308	(J-11)
07-28-1905	Deed	John Edward Monroe	Herman Davis	640 acres at N½ of Section 5, N½ of Section 4 including the Eureka and San Francisco millsites	11-02-1905	Lyon Deeds O	083-084	(J-12)
01-06-1906	Deed	West Coast Securities Company (Oregon corp.), by W.T. Adams, President, and S.W. Steffner, Secretary	Nevada Reduction Works (CA corp.)	640 acres at N½ of Section 5, N½ of Section 4 including the Eureka and San Francisco millsites	02-05-1906	Lyons Deeds O	153-154	(J-13)
04-04-1910	Deed	J.E. Monroe Elizabeth C. Monroe	Nevada Mining Reduction and Power Company	All property in quitclaim deed dated 03-30-1910 from Herman Davis to J.E. Monroe	04-06-1910	Lyon Deeds Q	366-367	(J-14)
06-05-1913	Deed	D.P. Randall, Lyon County Sheriff, for Nevada Mining Reduction and Power Company	R.M. Hotaling	640 acres patented and 135 acres possessory and "buildings"	06-12-1913	Lyon Deeds S	182-185	(J-15)

SAN FRANCISCO MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-08-1927	Decree of Settlement of Account and Final Distribution	Estate of Richard Madereful Hotaling	George H. Hotaling Jane Hotaling Swinerton	640 acres at N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	10-10-1927	Lyon Misc. M Ormsby Misc. 34	189-197 435-440	(J-16)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	640 acres at N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	03-27-1929	Lyon Deeds Z	035-036	(J-17)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV corp.)	640 acres at N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	02-21-1930	Lyon Deeds Z	221-223	(J-18)
05-21-1930	Deed	Minevada Corporation	Alfred Chartz	Ditch right across Eureka Millsite being the N $\frac{1}{2}$ Section 4 and N $\frac{1}{2}$ Section 5	05-29-1930	Lyon Deeds Z	284-286	not requested referred to in J-20
02-15-1932	Deed	Minevada Corporation (NV corp.), by Charles Oster, President, and W.F. Stillwagon, Assistant Secretary	Wallace Benedict	1/2 interest in N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	02-23-1932	Lyon Deeds 27	057-059	(J-19)
09-13-1951	Deed	R.M. Kolze	Vera R. Chapman	640 acres at N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	07-23-1964	Ormsby Off Rec 24	572	not requested referred to in J-20
10-11-1965	Deed	Vera R. Chapman	Vera R. Smith	640 acres at N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	11-02-1965	Lyon Deeds 48	440-441	(J-20)
08-06-1969	Gift Deed	Vera R. Smith (formerly Vera R. Chapman)	Vera R. Smith Mary Jane Harlow Charles A. Lawson	N $\frac{1}{2}$ of Section 4 and N $\frac{1}{2}$ of Section 5	10-03-1969	Lyon Deeds 53	266-267	(J-21)
1993	Tax Roll		Vera R. Smith Mary Jane Harlow Charles A. Lawson	Lyon County Parcel No. 16-151-21				

SAN FRANCISCO MILL

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

Agreement
D.C. Braun, M.S. Hurd
to
Albert H. Doscher, Charles Itgen, James W. Powers,
Charles D. McWilliams, Wm. C. Davol
August 24, 1861
Conveyance of Millsite for San Francisco Mill to be
built, sufficient water to run mill, and mortgage;
reserves sufficient water to run existing Eureka Mill
and second Eureka Mill under construction
(J-1)

Deed
James W. Powers
to
Albert H. Doscher, Charles Itgen, Charles McWilliams, William Davol
November 26, 1861
1/5 interest in San Francisco Mill
(J-2)

Deed
Charles Shad, Mary Shad
to
Union Mill and Mining Co.
July 18, 1871
San Francisco Mill and Millsite
(J-3)

Agreement of Sale
Union Mill and Mining Co. (CA corp.), by William Sharon,
President, & James H. Dobinson, Secretary, John P. Jones
to
The Sierra Nevada Silver Mining Co. (CA corp.), by W.W.
Stetson, Secretary, and Joseph Clark, Vice President
November 26, 1878
Agreement to sell Mill & Millsite (640 acres at N½ Section 5 & N½ Section 6)
(J-4)

Deed
John P. Jones, Union Mill and Mining Co., by William
Sharon, President, and James H. Dobinson, Secretary
to
Sierra Nevada Silver Mining Co.
July 1, 1879
(640 acres at N½ Section 5 & N½ Section 6)
(J-5)

Deed
The Sierra Nevada Silver Mining Co. (CA corp.), by
Charles H. Fish, President, & E.S. Parker, Secretary
to
W.S. Hobart
November 19, 1883
(640 acres at N½ Section 5 & N½ Section 6)
(J-6)

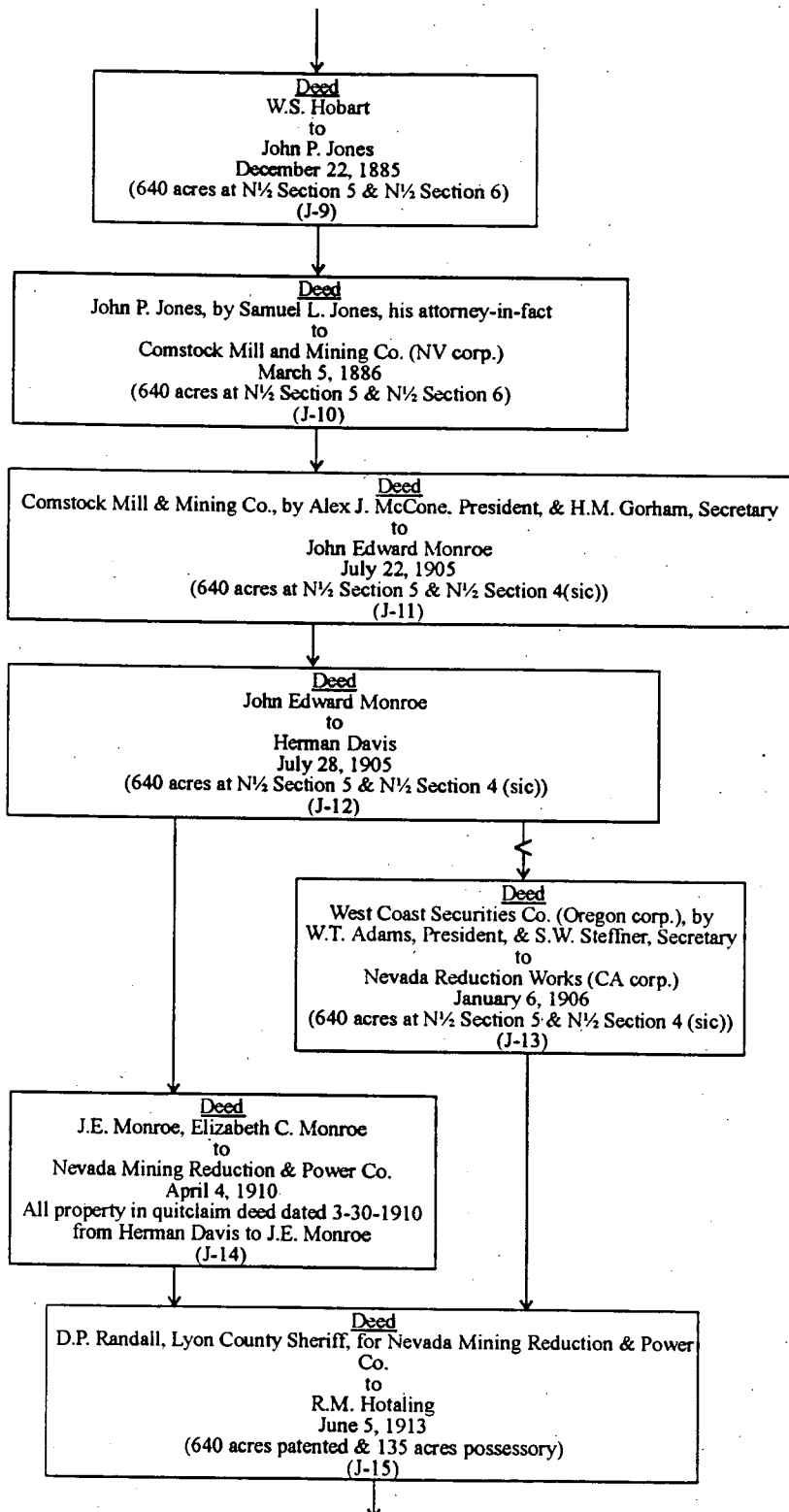
Deed
W.S. Hobart
to
The Sierra Nevada Silver Mining Co.
April 4, 1884
(640 acres at N½ Section 5 & N½ Section 6)
(J-7)

Deed
The Sierra Nevada Silver Mining Co. (CA corp.), by
Charles H. Fish, President, & E.S. Parker, Secretary
to
W.S. Hobart
June 2, 1884
(640 acres at N½ Section 5 & N½ Section 6)
(J-8)

SAN FRANCISCO MILL (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

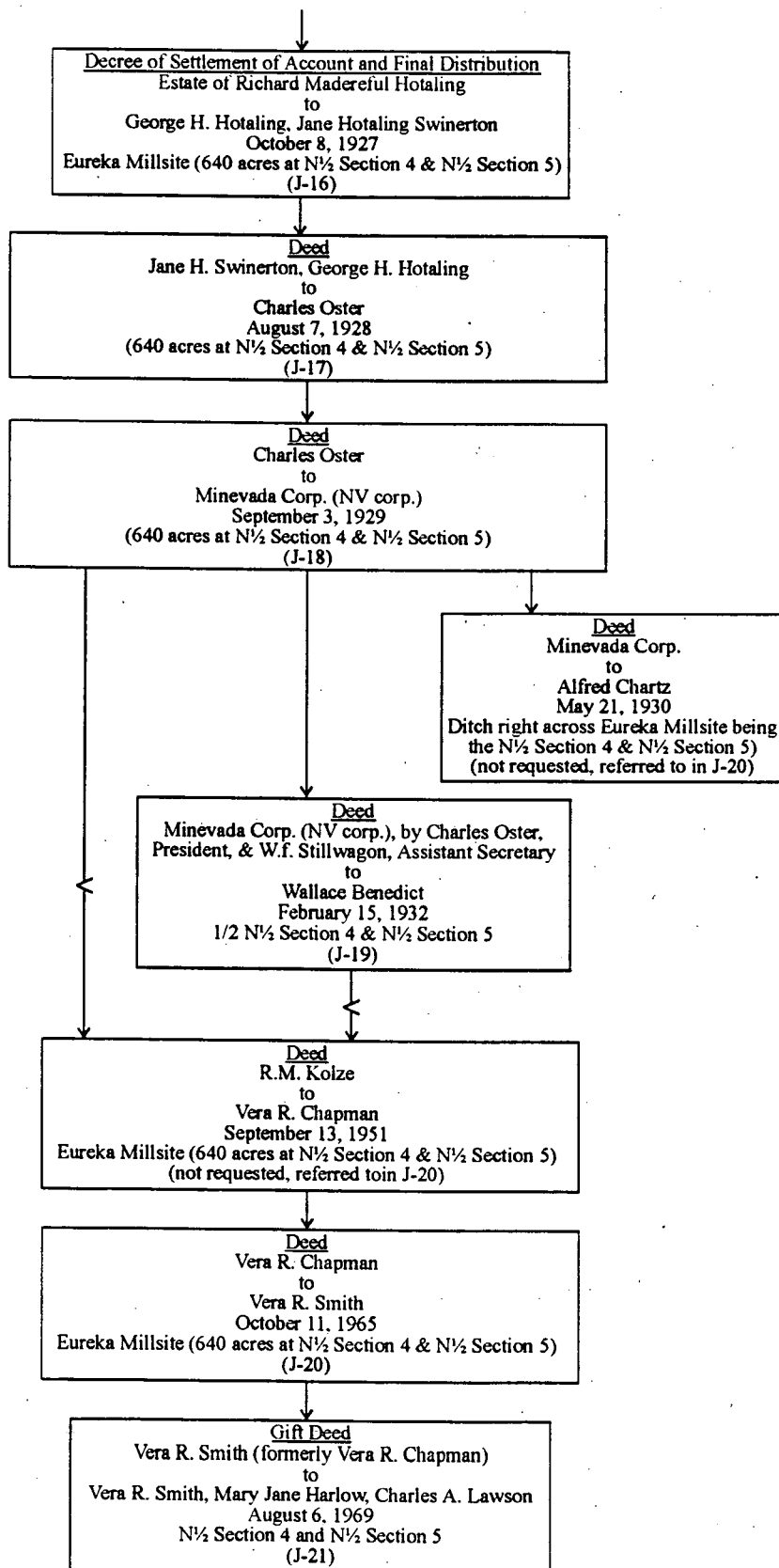


solid lines with break in the middle indicate a break in the chain

SAN FRANCISCO MILL (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS



2.9 Atlantic Mill

The Atlantic Mill was located in the SW $\frac{1}{4}$ of Section 34, T16N, R21E. According to Kelly's 1863 Directory, the Atlantic Mill was located about 50 yards from the Franklin Mill (A-4;A008135). The current tax assessor number is 16-151-20. The Atlantic Mill is shown on the Preliminary Location Map of the Carson River Millsites (Map 4). This mill should not be confused with the Bassett Mill located in Seven Mile Canyon, which was also referred to as the Atlantic Mill, or the Atlanta Mill which was located in lower Gold Canyon.

The title history from 1860 to 1868 is derived primarily from relevant portions of the Franklin Mill section of the Dangberg abstract. On October 29, 1860, A. Mesick claimed to have located 4.41 acres (K-2). Almost two years later, on August 18, 1862, A. Mesick conveyed to S.E. Kiler a 1/2 interest in one acre and a quartz mill (K-1).

Kelly's 1863 Directory described the Atlantic Mill as having 2 arastras, and crushing about 3 tons of rock per day. A. Mesick, S. E. Kiler and G. Blust were identified as the owners (A-4;A008135).

On May 30, 1863, A. Mesick obtained a survey of his claim to 4.41 acres, which included the Atlantic Mill arastras (K-2). About a month later, on July 3, 1863, S. E. Kiler conveyed his interest in the one acre and mill back to Mesick (K-3).

On March 19, 1864, A. Mesick conveyed the 4.41 acres, Atlantic Mill and arastras to Mary Tregloan and Martha A. Caldwell (K-4). Within a month, on April 11, 1864, Martha Caldwell and Edwin Caldwell conveyed a 1/4 interest in the Franklin Mill and millsite to W.A. Hoyt (K-5). On the same day, Hoyt conveyed a 1/3 interest in the Franklin mill and millsite back to Martha H. Caldwell (K-6). These and subsequent conveyances of the Franklin Millsite probably included the Atlantic Mill and millsite, because of the proximity of the Atlantic and Franklin Mills.

On October 6, 1864, John Tregloan and Mary Tregloan conveyed a 1/2 interest in the Franklin Mill and millsite to William Johns (K-7). On May 12, 1865, William Johns conveyed to William Sharon a 1/2 interest in the Franklin Mill and millsite, which also was described as a 1/2 interest in the Water Tower Mill, millsite and land belonging to the Franklin Mill Company (K-8).

The June 5, 1865 edition of the *Gold Hill News* reported that the Atlantic Mill was located in Lyon County and was owned by Treglone & Co. It had two arastras and crushed 3 tons per day (B-4;A008572).

On October 3, 1865, Edwin Caldwell and Martha H. Caldwell conveyed a 1/3 interest in the Franklin "Mills" and millsite to Charles M. Cornell (K-9). On March 2, 1866, Charles M. Cornell agreed to sell a 1/3 interest in the "mills" and millsite to E. K. Dodge upon payment of a note (K-10). One week later, on March 9, 1866, E. K. Dodge conveyed a 1/3 interest in the Franklin Mill and millsite to William Sharon (K-11).

On September 7, 1866, William A. Hoyt conveyed the Franklin Mill property to William Sharon (K-12). On February 8, 1867, Samuel A. Chapin conveyed the millsite and water privilege to William Sharon (K-13).

On May 7, 1868, William Sharon conveyed the Franklin Mill and millsite to the Union Mill and Mining Company (K-14). On October 12, 1868, J. D. Fry conveyed the mill and millsite to the Union Mill and Mining Company (K-15).

On December 18, 1869, the State of Nevada issued a patent to William Sharon for SW $\frac{1}{4}$ Section 34, which encompassed the Atlantic Millsite (K-16). There is no record of a subsequent conveyance of this property by Sharon. The Franklin Millsite was assessed to the Union Mill and Mining Company in 1907 and 1912.

On February 29, 1916, the trustees of the Union Mill and Mining Company agreed to sell land encompassing the Atlantic Millsite to Fred Eden (K-17). Two days later, on March 1, 1916, Fred Eden and Laura F. Eden assigned the sales agreement to Alexander Logie (K-17). By the end of the year, on November 29, 1916, the trustees conveyed the land to Logie (K-17) (K-18).

Alexander Logie was assessed for the Franklin Millsite in 1919, 1927, 1928, 1936, 1939, and 1942. M. Serani and M. Sorani were assessed for the land encompassing the millsite in 1919 and 1920, respectively.

In 1939, Alexander Logie conveyed the Franklin Millsite area to Jo. H. Beamer and Randall Larson (copy not ordered). In 1943, as the result of a lawsuit, Louise Scott Beamer conveyed the Franklin Millsite area back to the Estate of Alexander Logie (copy not ordered). In 1950, 200 acres encompassing the Atlantic Millsite were assessed to Alexander Logie.

On March 7, 1968, the administrator of the Estate of Alexander Logie conveyed the Franklin Millsite (described as the SW $\frac{1}{4}$ of Section 34 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, which included the Atlantic Millsite) to David Lantry and John Mongolo (K-19). Four days later, on March 11, 1968, Lantry and Mongolo conveyed the millsite to Lantry and Andrew Julius Bunkowski (K-20).

On January 23, 1976, David L. Lantry, Andrew Julius Bunkowski, and Rose Marie Bunkowski conveyed the Franklin Millsite to Carson River Development Company (copy not requested). On October 29, 1979, Carson River Development Company conveyed the millsite to Tibor W. Fejer and Lorin O. Montgomery (K-21). On June 14, 1985, Fejer and Montgomery conveyed the millsite to John C. Serpa (K-22). On that same day, Diane K. Serpa conveyed the millsite to John C. Serpa (K-23).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-151-20	John C. Serpa P.O. Box 1724 Carson City, Nevada 89702

The title abstract and title tree for the Atlantic Millsite follow. The title documents are contained in Attachment IX.

ATLANT. ILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-29-1860	Location		A. Mesick	Claim to 4.41 acres	Not recorded			Referred to in K-1
08-18-1862	Deed	A. Mesick	S.E. Kiler	1/2 one acre and quartz mill	09-08-1862	Lyon Deeds A	437-438	(K-1)
05-30-1863	Survey of Land Claim		A. Mesick	4.41 acres with Atlantic Mill Arastras. Map shows mill.	06-19-1863	Lyon Surveys A	332	(K-2)
07-03-1863	Deed	S.E. Kiler	A. Mesick	one acre and quartz mill	07-04-1863	Lyon Deeds B	288-289	(K-3)
03-19-1864	Deed	A. Mesick	Mary Tregloan Martha A. Caldwell	4.41 acres, Atlantic Mill and arastras	03-19-1864	Lyon Deeds C	469-472	(K-4)
04-11-1864	Deed	Edwin Caldwell Martha Caldwell	W.A. Hoyt	1/4 Franklin Mill and Millsite	04-26-1864	Lyon Deeds C	640-642	(K-5)
04-11-1864	Deed	William A. Hoyt	Martha H. Caldwell	1/3 Franklin Mill and Millsite	04-26-1864	Lyon Deeds C	638-640	(K-6)
10-06-1864	Deed	John Tregloan Mary Tregloan	William Johns	1/2 Franklin Mill and Millsite	10-17-1864	Lyon Deeds D	202-205	(K-7)
05-12-1865	Deed	William Johns	William Sharon	1/2 Franklin Quartz Mill and Millsite, being 1/2 Water Tower Mill, Millsite and land belonging to Franklin Mill Company	05-12-1865	Lyon Deeds D	603-604	(K-8)
10-03-1865	Deed	Edwin Caldwell Martha H. Caldwell	Charles M. Cornell	1/3 Franklin Mills and Millsite	10-19-1865	Lyon Deeds D	818-820	(K-9)
03-02-1866	Agreement of Sale	Charles M. Cornell	E.K. Dodge	Agreement to convey 1/3 Franklin Mills and Millsite upon payment of note	03-03-1866	Lyon Misc. C	094-096	(K-10)
03-09-1866	Deed	E.K. Dodge	William Sharon	1/3 Franklin Mill and Millsite	03-10-1866	Lyon Deeds E	201-202	(K-11)
09-07-1866	Deed	William A. Hoyt	William Sharon	Franklin Mill property	09-13-1866	Lyon Deeds E	503-505	(K-12)
02-08-1867	Deed	Samuel A. Chapin	William Sharon	Franklin Quartz Millsite and water privilege	Not recorded			(K-13)

ATLANTIC MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-07-1868	Deed	William Sharon	Union Mill and Mining Company (CA corp.)	Franklin Mill and Millsite	05-27-1868	Lyon Deeds F	371-375	(K-14)
10-12-1868	Deed	J.D. Fry	Union Mill and Mining Company	Franklin Mill and Millsite	03-19-1869	Lyon Deeds F	518-519	(K-15)
12-18-1869	Patent	State of Nevada	William Sharon	SW $\frac{1}{4}$ Section 34 (160 acres)	05-31-1893	Lyon Deeds L	436-437	(K-16)
- 1907 -	Tax Roll		Union Mill and Mining Company	Franklin Mill				
- 1912 -	Tax Roll		Union Mill and Mining Company	Franklin Millsite				
02-29-1916	Sales Agreement	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Fred Eden	Agreement to sell SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34				Not searched; referred to in K-17
03-01-1916	Assignment	Fred Eden Laura F. Eden	Alexander Logie	Assignment of Sales Agreement				Not searched; referred to in K-17
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	373-375	(K-17)
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	375-377	(K-18)
- 1919 -	Tax Roll		Alexander Logie	Franklin Millsite				
- 1919 -	Tax Roll		M. Serani	SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34, less 32.71 acres				
- 1920 -	Tax Roll		M. Sorani	SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34, less 32.71 acres				

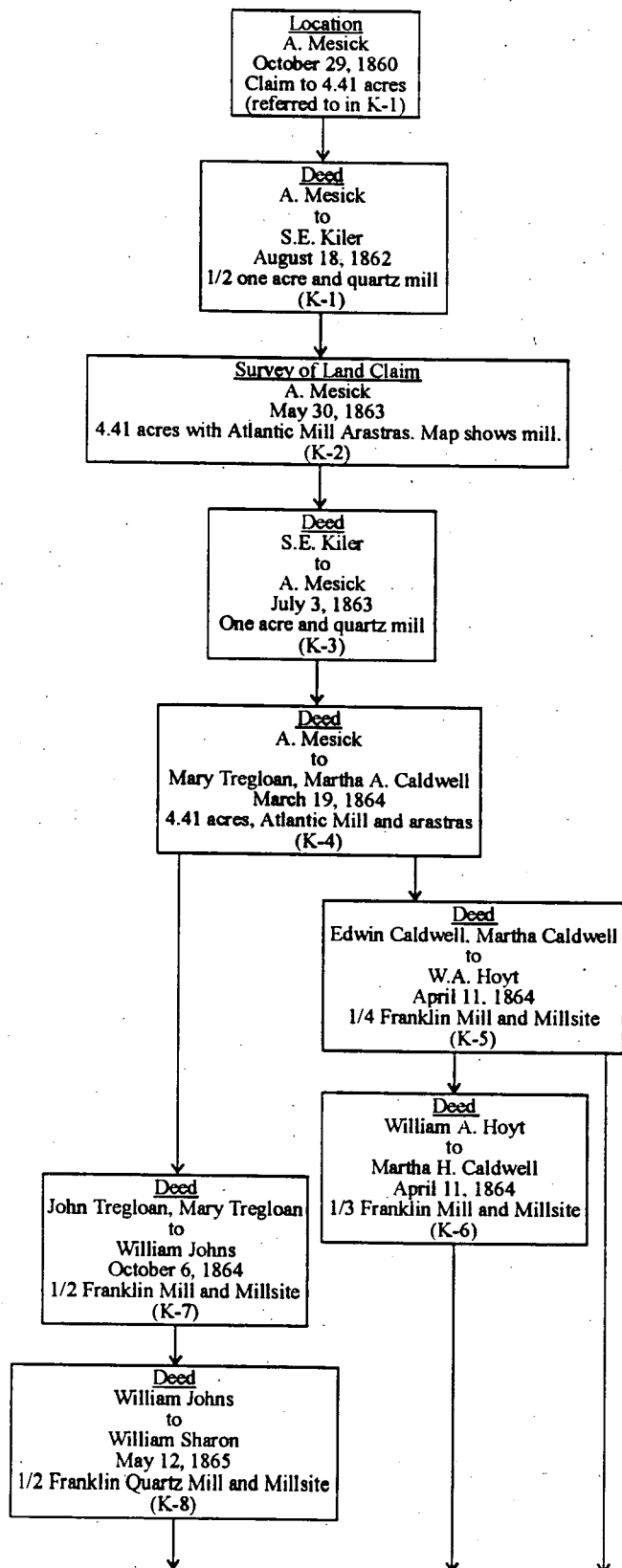
ATLANTIC MILI E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1927 - - 1928 - - 1936 - - 1939 - - 1942 -	Tax Roll		Alexander Logie	Franklin Millsite				
- 1939 -	Deed	Alexander Logie	Jo. H. Beamer Randall Larson	Franklin Millsite area, including Morgan Millsite	05-23-1939	Ormsby Deeds 43	588-590	Not ordered
- 1943 -	Deed	Louise Scott Beamer	Estate of Alexander Logie	Reconveyance of Franklin Millsite area as result of lawsuit	12-03-1943	Ormsby Deeds 48	474-475	Not ordered
- 1950 -	Tax Roll		Alexander Logie	200 acres				
03-07-1968	Deed	Howard B. Logie, as administrator of estate of Alexander Logie	David Lantry John Mongolo	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-02-1968	Lyon Deeds 51	328-330	(K-19)
03-11-1968	Deed	David Lantry John Mongolo	David Lantry Andrew Julius Bunkowski	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-11-1968	Lyon Deeds 51	353-356	(K-20)
01-23-1976	Deed	David L. Lantry Andrew Julius Bunkowski Rose Marie Bunkowski	Carson River Development Company	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	01-29-1976	Lyon Off Rec		Not requested
10-29-1979	Deed	Carson River Development Company (NV corp.)	Tibor W. Fejer Lorin O. Montgomery	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	10-30-1979	Lyon Off Rec	25049	(K-21)
06-14-1985	Deed	Tibor W. Fejer Lorin O. Montgomery	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	Illegible	Lyon Off Rec	93380	(K-22)
06-14-1985	Deed	Diane K. Serpa	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	06-26-1985	Lyon Off Rec	94131	(K-23)

ATLANTIC MILLSITE

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

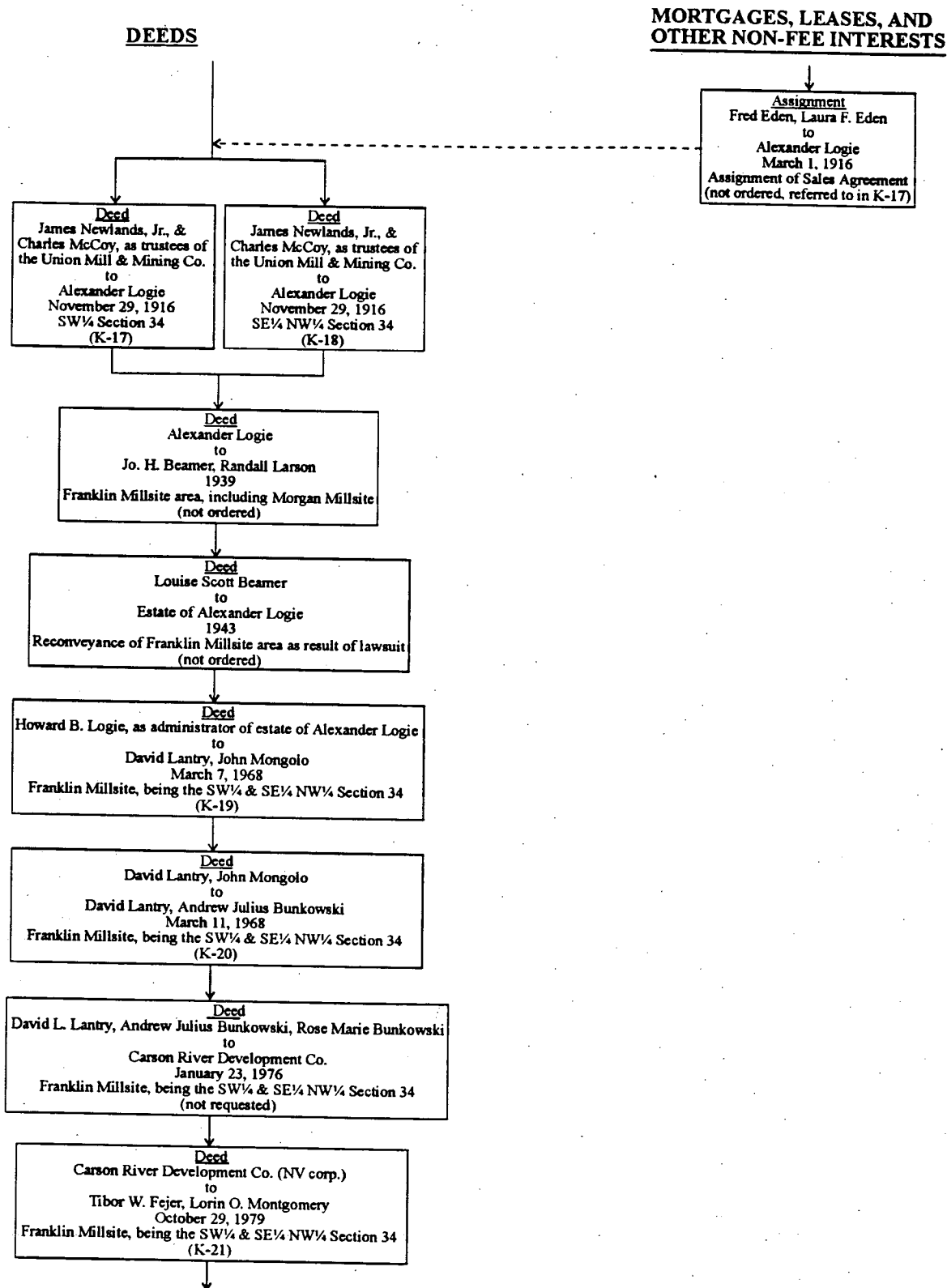


MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



ATLANTIC MILLSITE (Cont.)



ATLANTIC MILLSITE (Cont.)

DEEDS

↓
Deed
Tibor W. Fejer, Lorin O. Montgomery
to
John C. Serpa
June 14, 1985
Franklin Millsite, being the SW¼ & SE¼ NW¼ Section 34
(K-22)

↓
Deed
Diane K. Serpa
to
John C. Serpa
June 14, 1985
Franklin Millsite, being the SW¼ & SE¼ NW¼ Section 34
(K-23)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

2.10 Franklin Mill

The Franklin Mill was situated on the north bank of the Carson River about one and one-half miles below the Eureka Mill (A-2;A008204) (B-1;A010546) (B-2;A002001) (Photograph No. 7) on current tax assessor parcel number 16-151-20 (Map 4).

The title history from 1860 to 1868 is derived from the Dangberg abstract. On June 22, 1860, Samuel A. Chapin filed a petition claiming a millsite and water privilege on the Carson River (L-1). Three months later, on September 19, 1860, the Carson County Court granted the petition (L-2).

On May 7, 1861, J. C. Caldwell and A. Caldwell filed a notice of location of claim to a water right for the Franklin Mill (L-3). Within two months, on July 1, 1861, Jacob H. Rose and Charles H. Bryan conveyed the millsite to J. C. Caldwell and A. Caldwell (L-4). About three weeks later, on July 20, 1861, J. C. Caldwell, A. Caldwell, J. McDonald, and B. W. Crowell reached agreement regarding building the Franklin Mill (L-5). The Caldwells agreed to convey to Crowell and McDonald a 1/2 interest in the Franklin Millsite and water right (L-5).

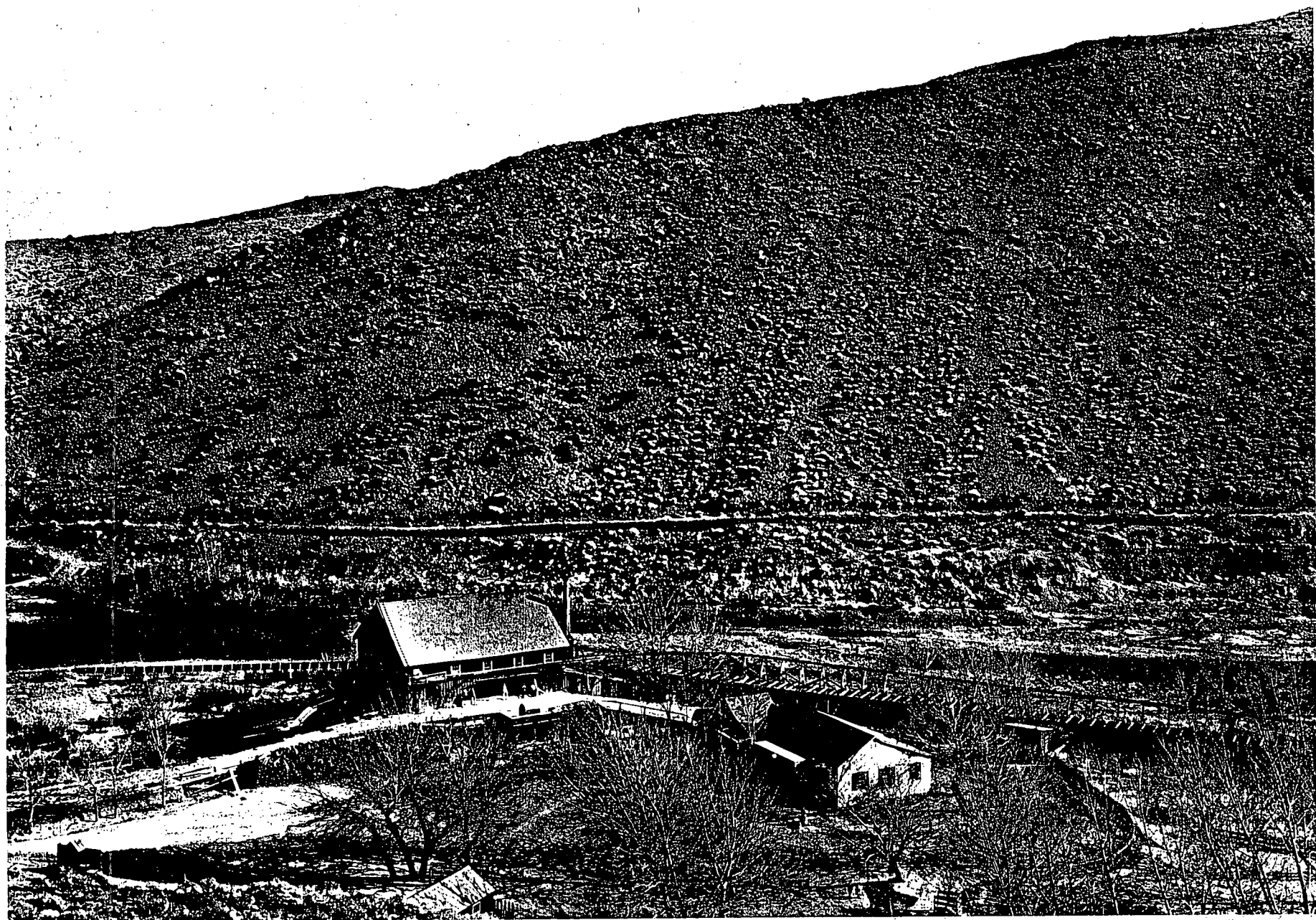
On August 13, 1861, Albert Caldwell conveyed to W. A. Hoyt a 1/4 interest in the Franklin Millsite and in the water right for the mill (L-6).

Kelly's 1862 Directory described the Franklin Mill as built for the express purpose of crushing ore from the mine of the Daney Company. The mill was 30 by 60 feet in size, contained 10 stamps and crushed 20 tons per day (A-3;A011025).

On January 15, 1862, B. W. Crowell assigned his interest in the Franklin Mill to J. C. Foster (L-8). On July 5, 1862, J. C. Caldwell conveyed a 1/4 interest in the mill and millsite to John McDonald (L-10). On July 7, 1862, J. C. Caldwell and Albert Caldwell (by Edwin Caldwell, his attorney in fact) conveyed a 1/4 interest in the Franklin Mill and millsite to John McDonald, Jr. (L-11). Albert Caldwell and Absolom Caldwell previously had given their power of attorney to Edwin Caldwell on June 6, 1862, and November 12, 1861, respectively (L-7) (L-9). On July 7, 1862, John McDonald, Jr. conveyed a 1/4 interest in the mill and millsite to John Tregloan (L-12).

Kelly's 1863 Directory identified McDonald, Tregloan & Co. as the owners of the Franklin Mill. The mill contained 10 stamps and crushed 15 tons per day (A-4;A008135).

On April 21, 1863, Absolom Caldwell conveyed a 1/6 interest in the Franklin Mill and millsite to W. A. Hoyt (L-13). On May 30, 1860, a survey was performed for A. Mesick for a land claim to 4.41 acres, including the Atlantic Mill (L-14). The map filed with the survey shows the nearby location of the Franklin Mill (L-14). On October 7 and 16, 1863, J. C. Foster and B. W. Crowell conveyed a 1/8 interest in the mill and millsite each to Mary Tregloan and Martha H. Caldwell (L-15) (L-16). On October 29, 1863, John McDonald, Jr. conveyed a 1/8 interest in the mill and millsite each to Martha H. Caldwell and Mary Tregloan (L-17) (L-18).



On April 11, 1864, Edwin Caldwell and Martha H. Caldwell conveyed a 1/4 interest in the Franklin Mill and millsite to W. A. Hoyt (L-19). On the same day, Hoyt conveyed a 1/3 interest in the mill and millsite back to Martha H. Caldwell (L-20). On October 6, 1864, John Tregloan and Mary Tregloan conveyed a 1/2 interest in the Franklin Mill and millsite to William Johns (L-21). On May 12, 1865, William Johns conveyed a 1/2 interest in the mill and millsite to William Sharon (L-22).

The June 5, 1865 edition of the *Gold Hill News* reported the Franklin Mill was now owned by Treglone & Co. (B-4;A008572).

On October 3, 1865, Edwin Caldwell and Martha H. Caldwell conveyed a 1/3 interest in the Franklin Mill and millsite to Charles M. Cornell (L-23). On March 2, 1866, Charles M. Cornell agreed to sell a 1/3 interest in the mill and millsite to E. K. Dodge upon payment of a note (L-24). One week later, on March 9, 1866, E. K. Dodge conveyed a 1/3 interest in the mill and millsite to William Sharon (L-25).

The March 9, 1866 edition of the *Territorial Enterprise* contained an advertisement by the Bank of California seeking to lease the Franklin Mill (B-5;A008584).

The 1865 Report of the Surveyor-General and the 1866 Annual Report of the State Mineralogist described the Franklin Mill as being constructed in 1861, having 10 stamps, 8 pans and a crushing capacity of 12 tons per day (A-10;A008364) (A-5;A008519).

On September 7, 1866, William A. Hoyt conveyed the Franklin Mill property to William Sharon (L-26). On February 8, 1867, Samuel A. Chapin conveyed the millsite and water privilege to William Sharon (L-27).

The January 21, 1868 edition of the *Territorial Enterprise* identified the Bank of California as the owner of the Franklin Mill (B-6;A008579).

On May 7, 1868, William Sharon conveyed the mill and millsite to the Union Mill and Mining Company (L-28). On October 12, 1868, J. D. Fry conveyed the mill and millsite to the Union Mill and Mining Company (L-29).

Two patents were issued for the land encompassing the Franklin Millsite. On August 13, 1869, the State of Nevada issued a patent to W. T. O'Neale for SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 (L-30). On December 18, 1869, the State of Nevada issued a patent to William Sharon for SW $\frac{1}{4}$ of Section 34 (L-31).

The 1869-70 State Mineralogist Report reported that the Franklin Mill had 10 stamps and 4 pans (A-11;A008529).

By 1871, the land patented to O'Neale was owned by Union Mill and Mining Company. On April 7, 1870, William T. O'Neale and John Rule conveyed SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 to William Quintrell and George W. Cook (L-32). Four months later, on August 2, 1870, Cook and Quintrell conveyed a 1/3 interest in the property to Calvin Cole (L-33). Within two months, on September 26, 1870, Cole conveyed his 1/3

interest back to Cook and Quintrell (L-34). About a year later, on September 1, 1871, Cook and Quintrell conveyed SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 to Union Mill and Mining Company (L-35).

The 1871-72 State Mineralogist's Biennial Report and Powell's 1876 Land of Silver both described the Franklin Mill as having 20 stamps and a crushing capacity of 40 tons per day (A-7;A008442) (A-8;A005026).

By 1893, the original Franklin Mill was no longer in existence (A-2;A008204).

The Franklin Millsite was assessed to the Union Mill and Mining Company in 1907 and 1912.

On February 29, 1916, the trustees of the Union Mill and Mining Company agreed to sell land encompassing the Franklin Millsite to Fred Eden (L-36). Two days later, on March 1, 1916, Fred Eden and Laura F. Eden assigned the sales agreement to Alexander Logie (L-36). By the end of the year, on November 29, 1916, the trustees conveyed the land to Logie (L-36) (L-37).

Alexander Logie was assessed for the Franklin Millsite in 1919, 1927, 1928, 1936, 1939, and 1942. M. Serani and M. Sorani were assessed for the land encompassing the millsite in 1919 and 1920, respectively.

In 1939, Alexander Logie conveyed the Franklin Millsite to Jo. H. Beamer and Randall Larson (copy not ordered). In 1943, as the result of a lawsuit, Louise Scott Beamer conveyed the Franklin Millsite back to the Estate of Alexander Logie (copy not ordered). In 1950, 200 acres encompassing the Franklin Millsite were assessed to Alexander Logie.

On March 7, 1968, the administrator of the Estate of Alexander Logie conveyed the Franklin Millsite (described as the SW $\frac{1}{4}$ of Section 34 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34) to David Lantry and John Mongolo (L-38). Four days later, on March 11, 1968, Lantry and Mongolo conveyed the millsite to Lantry and Andrew Julius Bunkowski (L-39).

On January 23, 1976, David L. Lantry, Andrew Julius Bunkowski, and Rose Marie Bunkowski conveyed the Franklin Millsite to Carson River Development Company (copy not requested). On October 29, 1979, Carson River Development Company conveyed the millsite to Tibor W. Fejer and Lorin O. Montgomery (L-40). On June 14, 1985, Fejer and Montgomery conveyed the millsite to John C. Serpa (L-41). On that same day, Diane K. Serpa conveyed the millsite to John C. Serpa (L-42).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-151-20	John C. Serpa P.O. Box 1724 Carson City, Nevada 89702

The title abstract and title tree for the Franklin Millsite follow. The title documents are contained in Attachment XI.

FRANKL MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-22-1860	Petition for Grant of Millsite and Water Privilege	Samuel A. Chapin, petitioner	Carson County Court	Claims millsite and water privilege on Carson River		CCR Grants A	23-25	(L-1)
09-19-1860	Grant of Petition	Carson County Court	Samuel A. Chapin	Grants millsite and water privilege on Carson River		CCR Grants A	23-25	(L-2)
05-07-1861	Water Claim Location Notice		J.C. Caldwell & A. Caldwell	Water right for Franklin Mill	05-18-1861	CCR Kinsey C	726	(L-3)
07-01-1861	Deed	Jacob H. Rose Chas. H. Bryan	J.C. Caldwell A. Caldwell	Franklin Millsite	09-13-1861	CCR Kings II	670-671	(L-4)
07-20-1861	Agreement to Convey	J.C. Caldwell A. Caldwell	J. McDonald B.W. Crowell	Regarding building a mill; the Caldwells agree to convey to Crowell and McDonald 1/2 interest in Franklin Millsite water right	04-28-1862	Lyon Misc. A	030	(L-5)
08-13-1861	Deed	Albert Caldwell	W.A. Hoyt	1/4 water right and Franklin Millsite	08-14-1861	CCR Kings 1	113-114	(L-6)
11-12-1861	Power of Attorney	Absolom Caldwell	Edwin Caldwell	Power of Attorney	03-12-1862	Lyon Misc. A	004-006	(L-7)
01-15-1862	Assignment	B.W. Crowell	J.C. Foster	Assignment of interest in Franklin Mill	03-24-1862	Lyon Misc. A	011	(L-8)
06-06-1862	Power of Attorney	Albert Caldwell	Edwin Caldwell	Power of Attorney	07-08-1862	Lyon Misc. A	068-069	(L-9)
07-05-1862	Deed	J.C. Caldwell	John McDonald	1/4 Franklin Quartz Mill and Millsite	07-08-1862	Lyon Deeds A	310-311	(L-10)
07-07-1862	Deed	J.C. Caldwell and Albert Caldwell, by Edwin Caldwell, his attorney in fact	John McDonald, Jr.	1/4 Franklin Quartz Mill and Millsite	07-08-1862	Lyon Deeds A	312-313	(L-11)
07-07-1862	Deed	John McDonald, Jr.	John Tregloan	1/4 Franklin Quartz Mill and Millsite	07-08-1862	Lyon Deeds A	314-315	(L-12)

FRANKLIN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-21-1863	Deed	Absolom Caldwell	W.A. Hoyt	1/6 Franklin Mill and Millsite	04-26-1864	Lyon Deeds C	635-636	(L-13)
05-30-1863	Survey of Land Claim		A. Mesick	4.41 acres including Atlantic Mill (map shows Franklin Mill also)	06-19-1863	Lyon Surveys A	332	(L-14)
10-07-1863	Deed	J.C. Foster B.W. Crowell	Mary Tregloan	1/8 Franklin Mill and Millsite	10-21-1863	Lyon Deeds B	691-693	(L-15)
10-16-1863	Deed	J.C. Foster B.W. Crowell	Martha H. Caldwell	1/8 Franklin Mill and Millsite	10-21-1863	Lyon Deeds B	694-695	(L-16)
10-29-1863	Deed	John McDonald, Jr.	Martha H. Caldwell	1/8 Franklin Mill and Millsite	10-30-1863	Lyon Deeds B	711-713	(L-17)
10-29-1863	Deed	John McDonald, Jr.	Mary Tregloan	1/8 Franklin Mill and Millsite	10-30-1863	Lyon Deeds B	709-711	(L-18)
04-11-1864	Deed	Edwin Caldwell Martha H. Caldwell	W.A. Hoyt	1/4 Franklin Mill and Millsite	04-26-1864	Lyon Deeds C	640-642	(L-19)
04-11-1864	Deed	William A. Hoyt	Martha H. Caldwell	1/3 Franklin Mill and Millsite	04-26-1864	Lyon Deeds C	638-640	(L-20)
10-06-1864	Deed	John Tregloan Mary Tregloan	William Johns	1/2 Franklin Mill and Millsite	10-17-1864	Lyon Deeds D	202-205	(L-21)
05-12-1865	Deed	William Johns	William Sharon	1/2 Franklin Quartz Mill and Millsite	05-12-1865	Lyon Deeds D	603-604	(L-22)
10-03-1865	Deed	Edwin Caldwell Martha H. Caldwell	Charles M. Cornell	1/3 Franklin Mill and Millsite	10-19-1865	Lyon Deeds D	818-820	(L-23)
03-02-1866	Agreement of Sale	Charles M. Cornell	E.K. Dodge	Agreement to convey 1/3 Franklin Mill and Millsite upon payment of note	03-03-1866	Lyon Misc. C	094-096	(L-24)
03-09-1866	Deed	E.K. Dodge	William Sharon	1/3 Franklin Mill and Millsite	03-10-1866	Lyon Deeds E	201-202	(L-25)
09-07-1866	Deed	William A. Hoyt	William Sharon	Franklin Mill property	09-13-1866	Lyon Deeds E	503-505	(L-26)
02-08-1867	Deed	Samuel A. Chapin	William Sharon	Franklin Quartz Millsite and water privilege	Not recorded			(L-27)

FRANKLIN MIL E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-07-1868	Deed	William Sharon	Union Mill and Mining Company (CA corp.)	Franklin Mill and Millsite	05-27-1868	Lyon Deeds F	371-375	(L-28)
10-12-1868	Deed	J.D. Fry	Union Mill and Mining Company	Franklin Mill and Millsite	03-19-1869	Lyon Deeds F	518-519	(L-29)
08-13-1869	Patent	State of Nevada	W.T. O'Neale	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-08-1870	Lyon Deeds F	745	(L-30)
12-18-1869	Patent	State of Nevada	William Sharon	SW $\frac{1}{4}$ Section 34 (160 acres)	05-31-1893	Lyon Deeds L	436-437	(L-31)
04-07-1870	Deed	William T. O'Neale John Rule	William Quintrell George W. Cook	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-08-1870	Lyon Deeds F	746	(L-32)
08-02-1870	Deed	George W. Cook William Quintrell	Calvin Cole	1/3 SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	08-04-1870	Lyon Deeds G	37	(L-33)
09-26-1870	Deed	Calvin Cole	George W. Cook William Quintrell	1/3 SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	10-03-1870	Lyon Deeds G	80	(L-34)
09-01-1871	Deed	George W. Cook William Quintrell	Union Mill and Mining Company	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34		Lyon Deeds G	366	(L-35)
- 1907 -	Tax Roll		Union Mill and Mining Company	Franklin Mill				
- 1912 -	Tax Roll		Union Mill and Mining Company	Franklin Millsite				
02-29-1916	Sales Agreement	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Fred Eden	Agreement to sell SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34				Not searched; referred to in L-36
03-01-1916	Assignment	Fred Eden Laura F. Eden	Alexander Logie	Assignment of Sales Agreement				Not searched; referred to in L-36
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	373-375	(L-36)

FRANKLIN MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	375-377	(L-37)
- 1919 -	Tax Roll		Alexander Logie	Franklin Millsite				
- 1919 -	Tax Roll		M. Serani	SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34, less 32.71 acres				
- 1920 -	Tax Roll		M. Sorani	SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34, less 32.71 acres				
- 1927 - - 1928 - - 1936 - - 1939 - - 1942 -	Tax Roll		Alexander Logie	Franklin Millsite				
- 1939 -	Deed	Alexander Logie	Jo. H. Beamer Randall Larson	Franklin Millsite area, including Morgan Millsite	05-23-1939	Ormsby Deeds 43	588-590	Not ordered
- 1943 -	Deed	Louise Scott Beamer	Estate of Alexander Logie	Reconveyance of Franklin Millsite as result of lawsuit	12-03-1943	Ormsby Deeds 48	474-475	Not ordered
- 1950 -	Tax Roll		Alexander Logie	200 acres				
03-07-1968	Deed	Howard B. Logie, as administrator of estate of Alexander Logie	David Lantry John Mongolo	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-02-1968	Lyon Deeds 51	328-330	(L-38)
03-11-1968	Deed	David Lantry John Mongolo	David Lantry Andrew Julius Bunkowski	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-11-1968	Lyon Deeds 51	353-356	(L-39)
01-23-1976	Deed	David L. Lantry Andrew Julius Bunkowski Rose Marie Bunkowski	Carson River Development Company	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	01-29-1976	Lyon Off Rec	Document 49792	Not requested

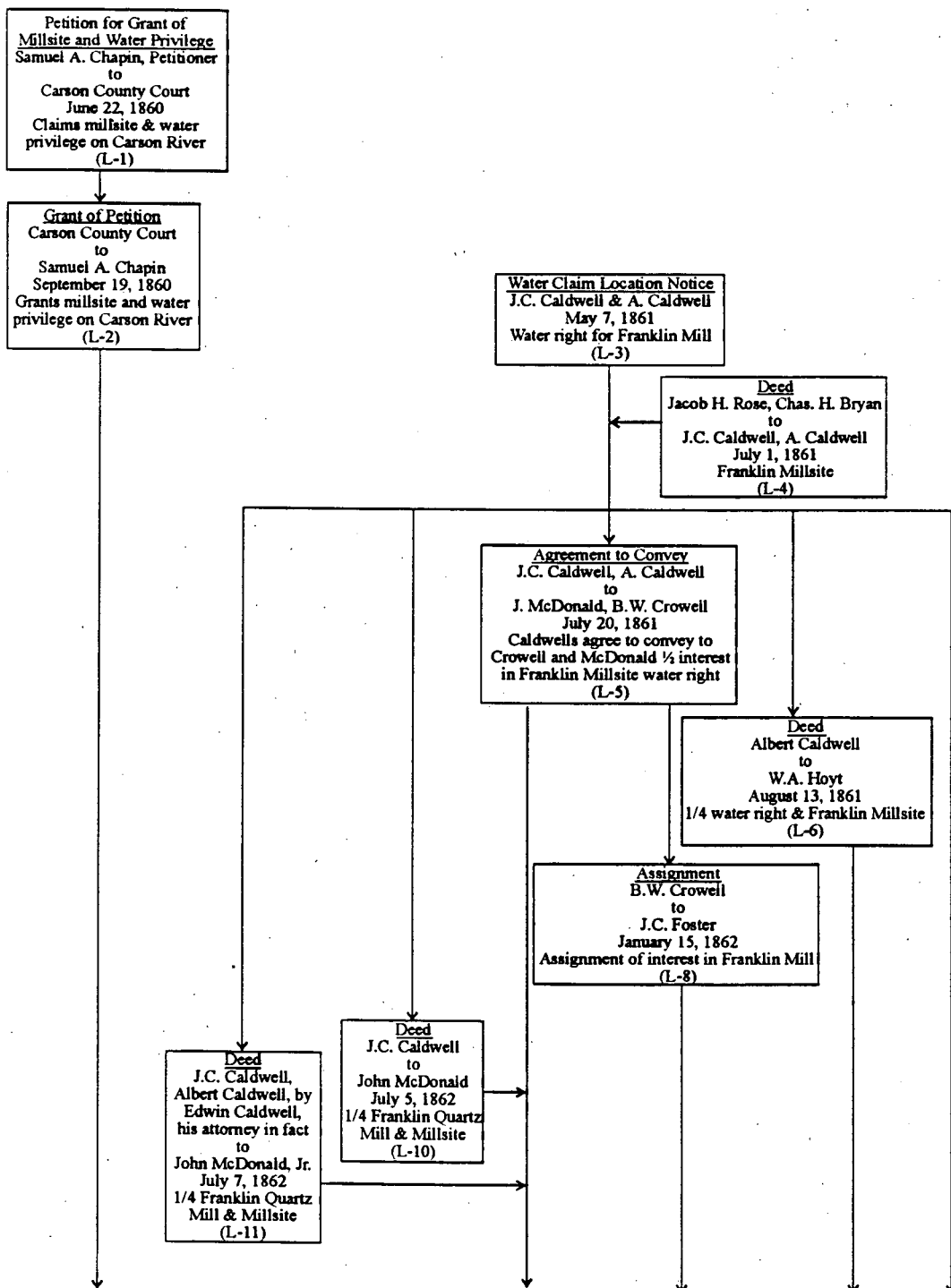
FRANKLIN MILL E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-29-1979	Deed	Carson River Development Company (NV corp.)	Tibor W. Fejer Lorin O. Montgomery	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	10-30-1979	Lyon Off Rec	25049	(L-40)
06-14-1985	Deed	Tibor W. Fejer Lorin O. Montgomery	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34		Lyon Off Rec	93380	(L-41)
06-14-1985	Deed	Diane K. Serpa	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	07-24-1979	Lyon Off Rec	94131	(L-42)

FRANKLIN MILLSITE

DEEDS

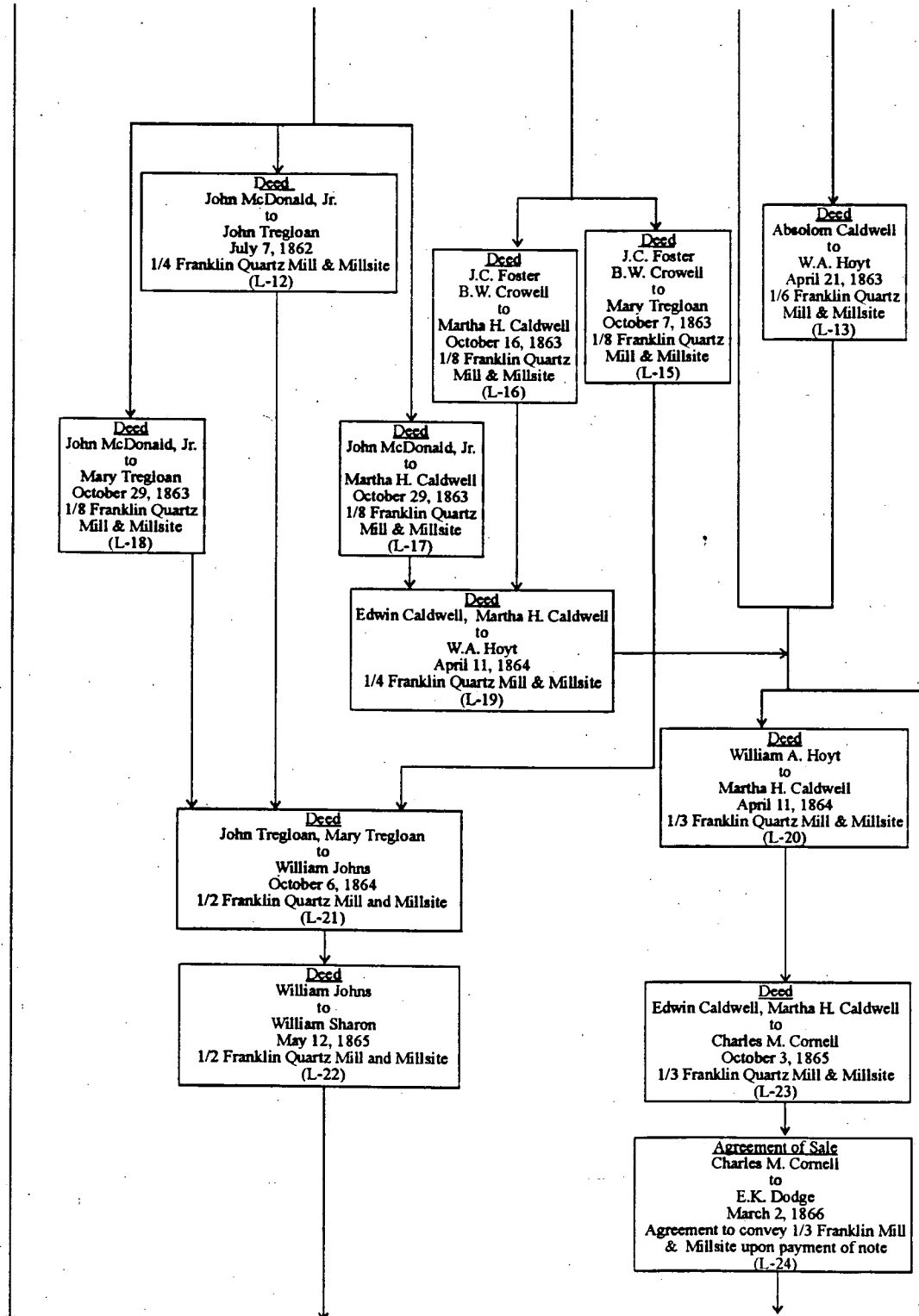
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



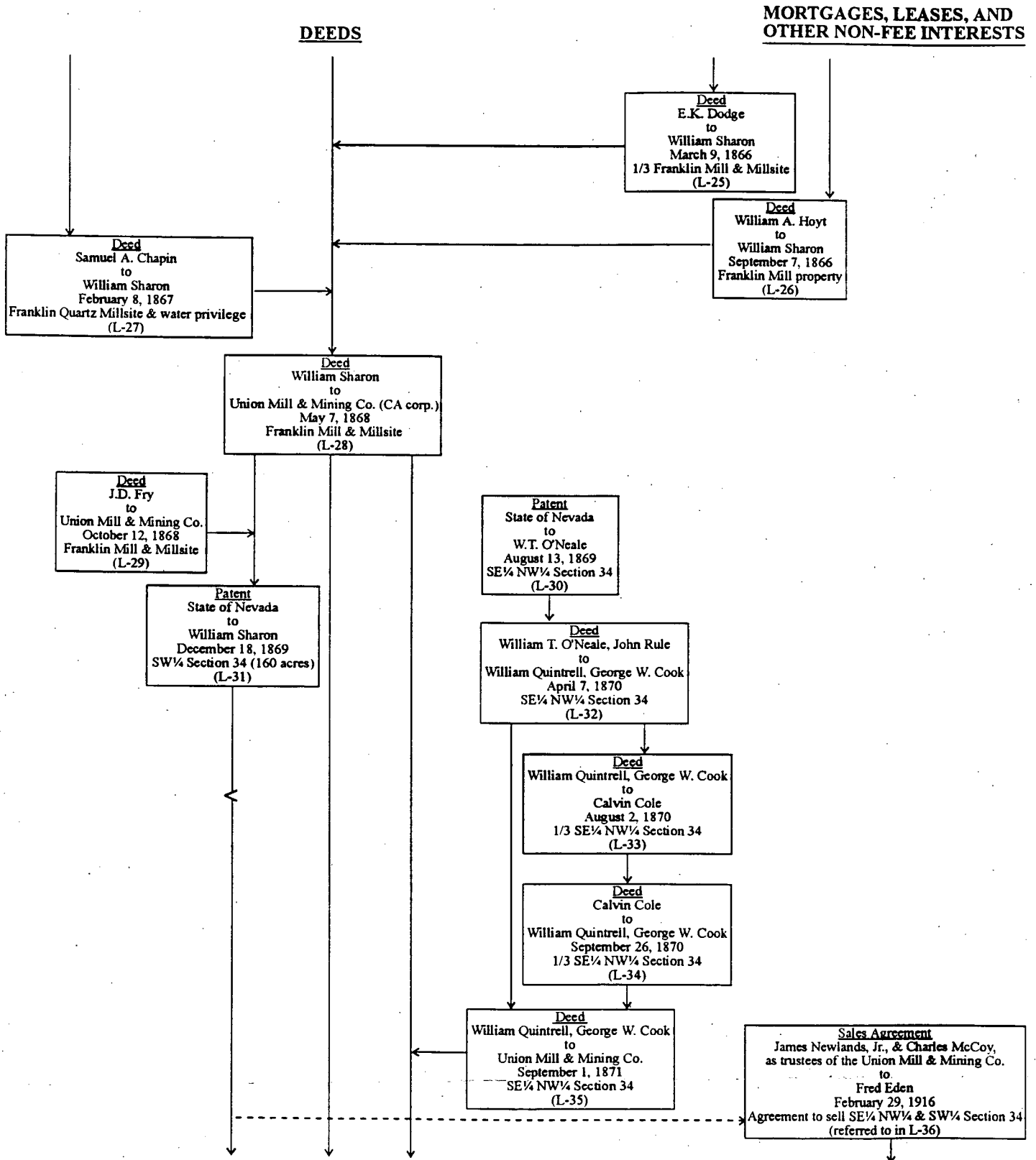
FRANKLIN MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



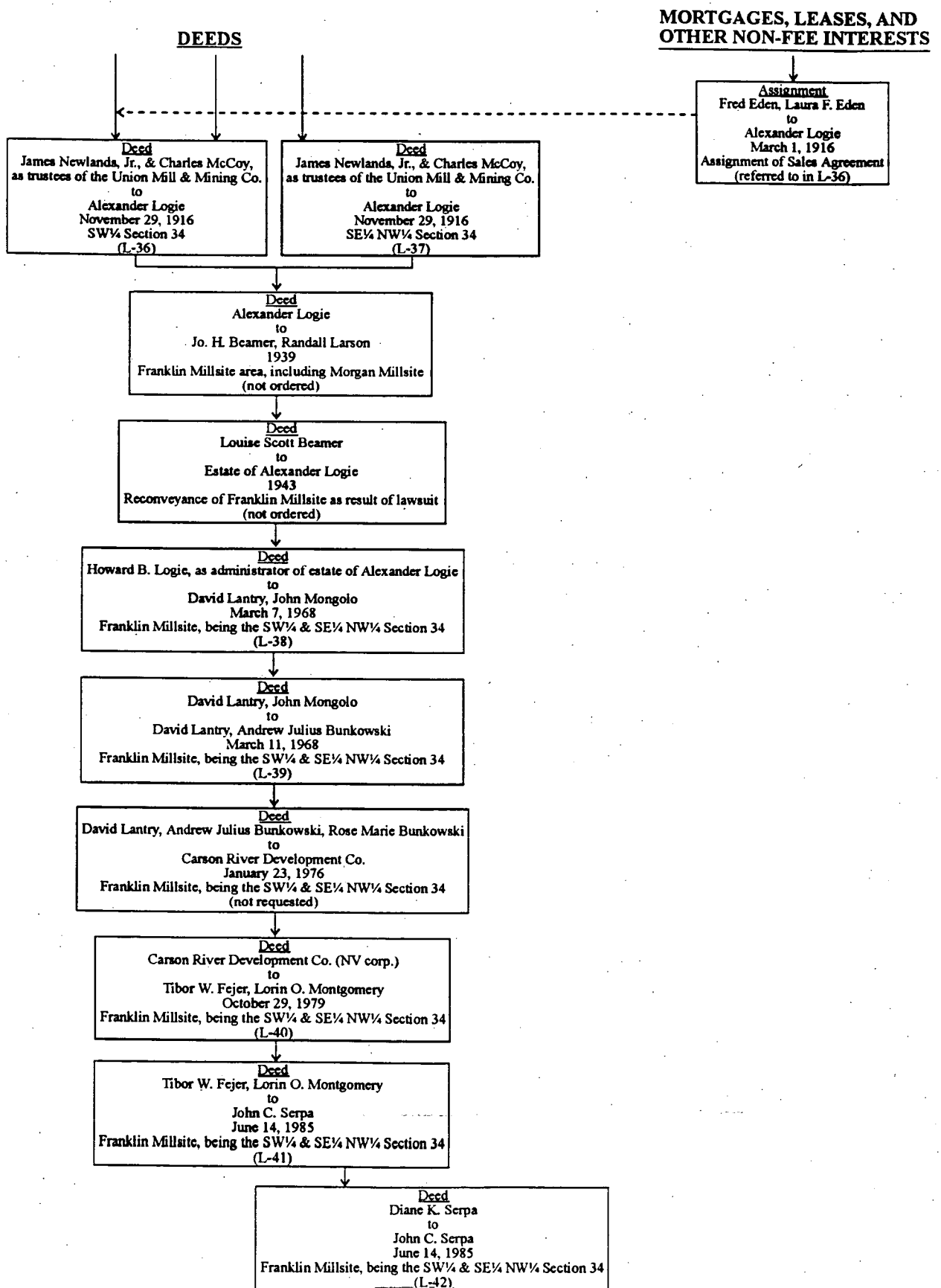
FRANKLIN MILLSITE (Cont.)



- - - dotted lines indicates non-fee interest

solid lines with break in the middle indicate a break in the chain

FRANKLIN MILLSITE (Cont.)



2.11 Island Mill

The Island Mill was located on the Carson River, a short distance northeast of the Franklin Mill on current tax assessor parcel number 16-151-20 (Map 4).

The title history from 1860 to 1868 is derived from the portions of the Franklin Mill section of the Dangberg abstract that deal with the same property. On June 22, 1860, Samuel A. Chapin filed a petition claiming a millsite and water privilege on the Carson River (M-1). Three months later, on September 19, 1860, the Carson County Court granted the petition (M-2).

On May 7, 1861, J. C. Caldwell and A. Caldwell filed a notice of location of claim to a water right for a mill (M-3). Within two months, on July 1, 1861, Jacob H. Rose and Charles H. Bryan conveyed land on the Carson River to J. C. Caldwell and A. Caldwell (M-4).

Because of time and funding constraints, title for the period 1861 to 1869 was not searched. Kelly's 1863 Directory described the Island Mill as situated on the east bank of the Carson River about two miles above Dayton. The mill had 10 stamps and was owned by Levi Hite (A-4;A008136).

The June 5, 1865 edition of the *Gold Hill News* reported that the Island Mill belonged to the estate of Levi Hite (B-4;A008572).

The 1865 Annual Report of the Surveyor-General and the 1866 Annual Report of the State Mineralogist described the Island Mill as having been constructed in 1862, and as having 19 stamps, 11 pans and a crushing capacity of 14 tons per day (A-10;A008364) (A-5;A008519).

The January 21, 1868 edition of the *Territorial Enterprise* identified the Bank of California as the owner of the Island Mill (B-6;A008579).

On August 13, 1869, the State of Nevada issued a patent to W. T. O'Neale for SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, on which the Island Mill was located (M-5).

The 1869-70 State Mineralogist Report reported the Island Mill as having 10 stamps and 4 pans (A-11;A008529).

By 1871, the land patented to O'Neale was owned by Union Mill and Mining Company. On April 7, 1870, William T. O'Neale and John Rule conveyed SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 and the mill thereon to William Quintrell and George W. Cook (M-6). Four months later, on August 2, 1870, Cook and Quintrell conveyed a 1/3 interest in the property, specifying the Island Mill, to Calvin Cole (M-7). Within two months, on September 26, 1870, Cole conveyed his 1/3 interest, including the Island Mill, back to Cook and Quintrell (M-8). About a year later, on September 1, 1871, Cook and Quintrell conveyed SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 and the Island Mill to Union Mill and Mining Company (M-9).

The 1871-72 State Mineralogist Biennial Report described the Island Mill as having 10 stamps, a crushing capacity of 20 tons per day and as being idle (A-

7;A008442). Powell's 1876 Land of Silver also described the Island Mill as having 10 stamps and a capacity of 20 tons per day (A-8;A005026).

The Island Millsite was assessed to the Union Mill and Mining Company in 1912.

On February 29, 1916, the trustees of the Union Mill and Mining Company agreed to sell land encompassing the Island Millsite to Fred Eden (M-10). Two days later, on March 1, 1916, Fred Eden and Laura F. Eden assigned the sales agreement to Alexander Logie (M-10). By the end of the year, on November 29, 1916, the trustees conveyed the land to Logie (M-10) (M-11).

Alexander Logie was assessed for the Island Millsite in 1919, 1927, 1928, 1936, 1939, and 1942. M. Serani was assessed for the land encompassing the millsite in 1919 and 1920.

In 1939, Alexander Logie conveyed the Franklin Millsite area, which seems to have included the Island Millsite, to Jo. H. Beamer and Randall Larson (copy not ordered). In 1943, as the result of a lawsuit, Louise Scott Beamer conveyed the Franklin Millsite area back to the Estate of Alexander Logie (copy not ordered).

In 1950, 200 acres encompassing the Island Millsite were assessed to Alexander Logie.

On March 7, 1968, the administrator of the Estate of Alexander Logie conveyed the Franklin Millsite (described as the SW $\frac{1}{4}$ of Section 34 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, which included the Island Millsite) to David Lantry and John Mongolo (M-12). Four days later, on March 11, 1968, Lantry and Mongolo conveyed the property to Lantry and Andrew Julius Bunkowski (M-13).

On January 23, 1976, David L. Lantry, Andrew Julius Bunkowski, and Rose Marie Bunkowski conveyed the Franklin Millsite (described as the SW $\frac{1}{4}$ of Section 34 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, which included the Island Millsite) to Carson River Development Company (copy not requested). On October 29, 1979, Carson River Development Company conveyed the property to Tibor W. Fejer and Lorin O. Montgomery (M-14). In 1985, Fejer and Montgomery conveyed the property to John C. Serpa (M-15). On June 14, 1985, Diane K. Serpa conveyed her interest in the property to John C. Serpa (M-16).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-151-20	John C. Serpa P.O. Box 1724 Carson City, Nevada 89702

The title abstract and title tree for the Island Millsite follow. The title documents are contained in Attachment XII.

ISLAND .LSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-22-1860	Petition for Grant of Millsite and Water Privilege	Samuel A. Chapin, petitioner	Carson County Court	Claims millsite and water privilege on Carson River	Not stated	CCR Grants A	23-25	(M-1)
09-19-1860	Grant of Petition	Carson County Court	Samuel A. Chapin	Grants millsite and water privilege on Carson River	Not stated	CCR Grants A	23-25	(M-2)
05-07-1861	Water Claim Location Notice		J.C. Caldwell & A. Caldwell	Water right for mill	05-18-1861	CCR Kinsey C	726	(M-3)
07-01-1861	Deed	Jacob H. Rose Chas. H. Bryan	J.C. Caldwell A. Caldwell	Land on Carson River	09-13-1861	CCR Kings II	670-671	(M-4)
08-13-1869	Patent	State of Nevada	W.T. O'Neale	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-08-1870	Lyond Deeds F	745	(M-5)
04-07-1870	Deed	William T. O'Neale John Rule	William Quintrell George W. Cook	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34, and the mill thereon	04-08-1870	Lyon Deeds F	746	(M-6)
08-02-1870	Deed	George W. Cook William Quintrell	Calvin Cole	1/3 SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34 and Island Mill	08-04-1870	Lyon Deeds G	37	(M-7)
09-26-1870	Deed	Calvin Cole	George W. Cook William Quintrell	1/3 SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34 and Island Mill	10-03-1870	Lyon Deeds G	80	(M-8)
09-01-1871	Deed	George W. Cook William Quintrell	Union Mill and Mining Company (CA corp.)	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34 and Island Mill	09-02-1871	Lyon Deeds G	366	(M-9)
- 1912 -	Tax Roll		Union Mill and Mining Company	Island Millsite				
02-29-1916	Sales Agreement	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Fred Eden	Agreement to sell SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34				Not searched; referred to in M-10
03-01-1916	Assignment	Fred Eden Laura F. Eden	Alexander Logie	Assignment of Sales Agreement				Not searched; referred to in M-10

ISLAND MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	373-375	(M-10)
11-29-1916	Deed	James Newlands, Jr., and Charles McCoy, as trustees of the Union Mill and Mining Company	Alexander Logie	SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	12-08-1916	Lyon Deeds T	375-377	(M-11)
- 1919 -	Tax Roll		Alexander Logie	Island Millsite				
- 1919 - - 1920 -	Tax Roll		M. Serani	SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ Section 34, less 32.71 acres				
- 1927 - - 1928 - - 1936 - - 1939 - - 1942 -	Tax Roll		Alexander Logie	Franklin Millsite Island Millsite				
- 1939 -	Deed	Alexander Logie	Jo. H. Beamer Randall Larson	Franklin Millsite area, including Morgan Millsite	05-23-1939	Ormsby Deeds 43	588-590	Document not ordered
- 1943 -	Deed	Louise Scott Beamer	Estate of Alexander Logie	Reconveyance of Franklin Millsite area as result of lawsuit	12-03-1943	Ormsby Deeds 48	474-475	Document not ordered
- 1950 -	Tax Roll		Alexander Logie	200 acres				
03-07-1968	Deed	Howard B. Logie, as administrator of estate of Alexander Logie	David Lantry John Mongolo	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-02-1968	Lyon Deeds 51	328-330	(M-12)
03-11-1968	Deed	David Lantry John Mongolo	David Lantry Andrew Julius Bunkowski	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	04-11-1968	Lyon Deeds 51	353-356	(M-13)
01-23-1976	Deed	David L. Lantry Andrew Julius Bunkowski Rose Marie Bunkowski	Carson River Development Company	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	01-29-1976	Lyon Off Rec		Document not ordered

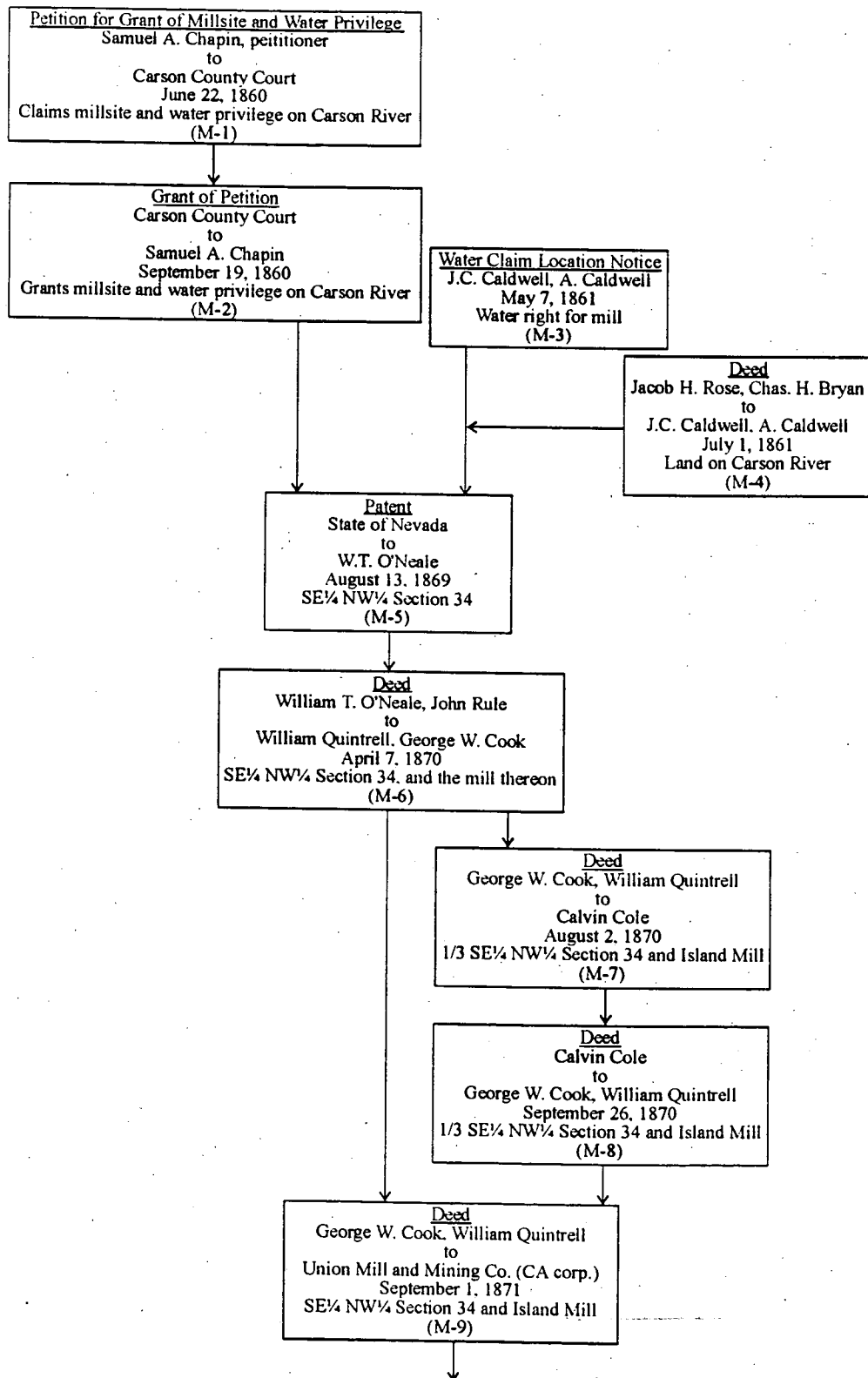
ISLAND MILLS (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-29-1979	Deed	Carson River Development Company (NV corp.)	Tibor W. Fejer Lorin O. Montgomery	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	10-30-1979	Lyon Off Rec	25049	(M-14)
- 1985 -	Deed	Tibor W. Fejer Lorin O. Montgomery	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34		Lyon Off Rec	93380	(M-15)
06-14-1985	Deed	Diane K. Serpa	John C. Serpa	Franklin Millsite, being the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34	06-26-1985	Lyon Off Rec	94131	(M-16)

ISLAND MILLSITE

DEEDS

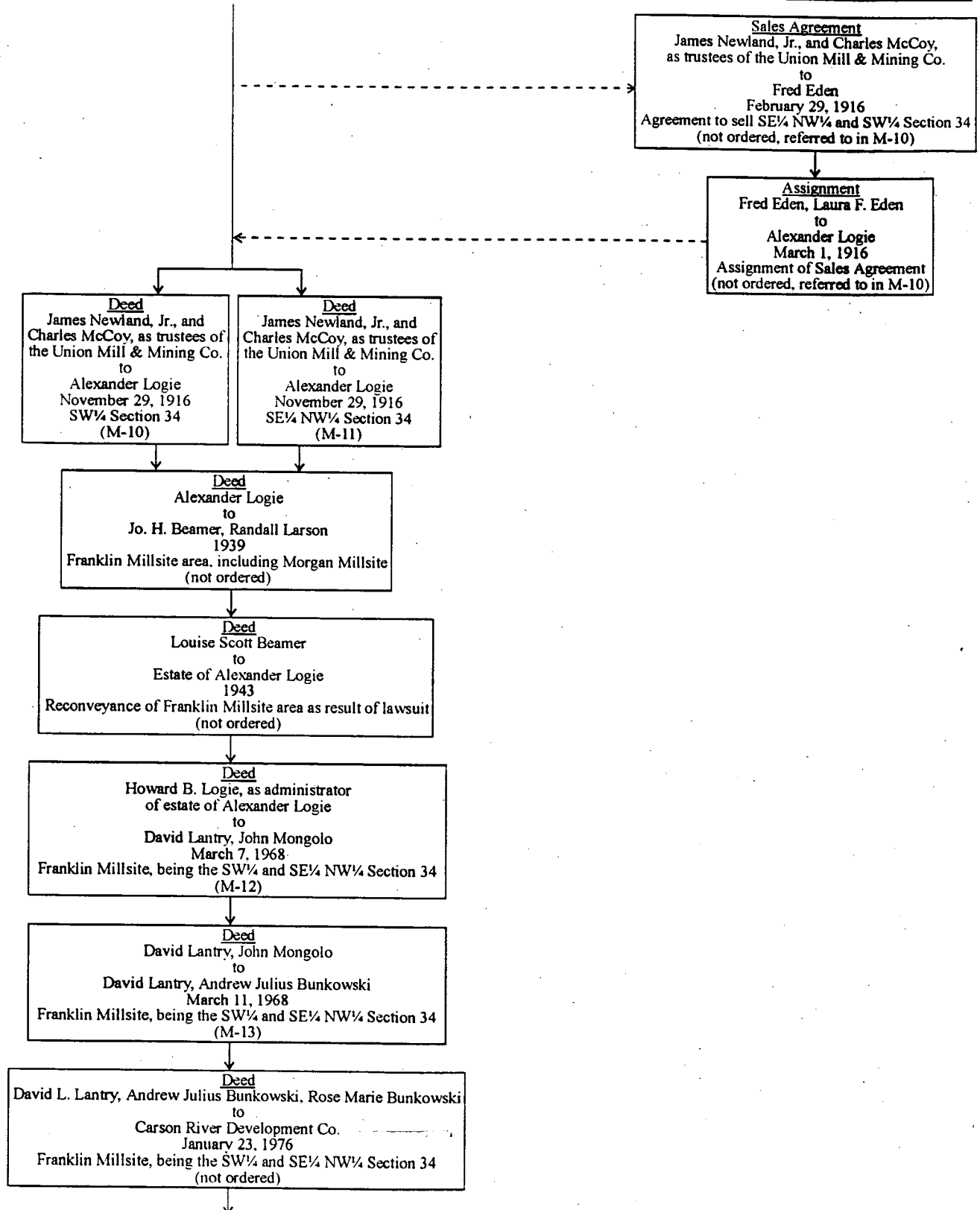
MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



ISLAND MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

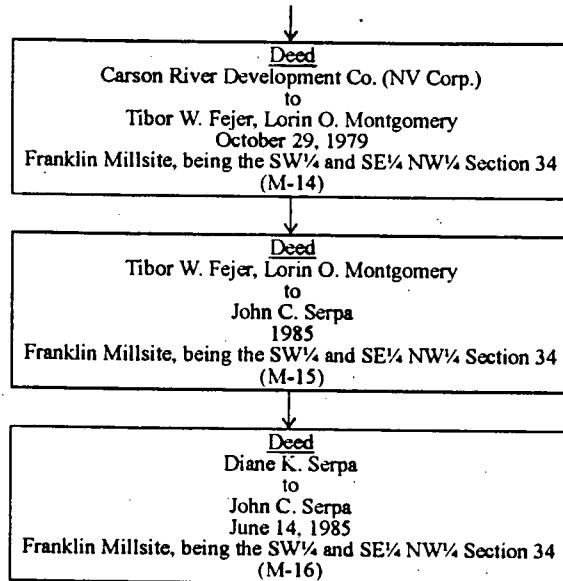


--- dotted lines indicates non-fee interest

ISLAND MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



2.12 Other Mills located on the Carson River

The following mills were described in the Draft Interim Report of Carson River Millsites dated March 26, 1993. Due to budget constraints, the title histories of these mills were not researched.

Copper Cañon Mill

The Copper Cañon Mill was located on the Carson River about one mile north of the Merrimac Mill, on tax assessor parcel number 10-011-02 (Map 4). The mill may have also been known as the Blue Cañon Mill as Bancroft's 1862 map shows a Blue Cañon Mill located between the Merrimac Mill and the Vivian Mill (B-2;A002001).

Kelly's 1862 Directory reported the Copper Cañon Mill as owned by Van Fleet, Tucker, Moore, Kendrick and Clark. The mill was run by water from a ditch 600 feet in length and had 10 stamps and a crushing capacity of 15 tons per day. The mill was described as being 60 x 40 feet in size (A-3;A011017). No further information was obtained for the Copper Cañon Mill.

<u>Parcel No.</u>	<u>Current Assessed Owner</u>
10-011-02	Bureau of Land Management

Mill building located on:

<u>Parcel No.</u>	<u>Current Assessed Owner</u>
10-011-26	John Serpa P.O. Box 1724 Carson City, Nevada 89702

2.13 Carson River Mills not located

The following mills were also described in the Draft Interim Report of Carson River Millsites dated March 26, 1993. Neither the title history nor the exact location of these mills were identified.

Barton & Co. Mill

The Barton & Co. Mill was identified on Bancroft's 1862 Map as located on the east bank of the Carson River, near the Franklin Mill (B-2;A002001).

Kelly's 1862 Directory depicted the Barton & Co. Mill as situated on the east bank of the river, between Sproul's Mill and the Franklin Mill. J. N. Barton, J. R. Brett, Levi Hite and John Barton were identified as the owners of the mill (A-3;A011025).

No other references to a Barton & Co. Mill were located. This mill is possibly the same as the Island Mill.

Sprouls Mill

No ground search was conducted to locate Sprouls Mill. Bancroft's 1862 Map identified Sprouls Mill as located on the east bank of the Carson River, north of the Barton Mill (B-2;A002001). The February 10, 1877 edition of the *Mining and Scientific Press* reported the mill was built about 1861 (A-12;A005092).

On June 20, 1861, C. C. Goodwin and J. R. Sproul made a land claim on lands "about one-half mile above Winter & Co. quartz mill" on the Carson River (Q-1). Research was not conducted to determine if this was the site of the Sprouls Mill.

Kelly's 1862 Directory described the Sproul & Co.'s Excelsior Mill as situated on the same side of the river and a little below Barton's [Mill]. The mill contained 10 stamps and 20 pans. J. R. Sproul, C. C. Goodwin, Levi Hite and J. R. Brett were identified as the owners of the mill (A-3;A011026). No other information was obtained on Sprouls Mill.

Carson Valley Mill

No ground search was conducted to locate the Carson Valley Mill. The 1871-72 State Mineralogist Biennial Report and Powell's 1876 Land of Silver described the Carson Valley Mill as being a tailings mill with a capacity of 300 tons per day (A-7;A008442) (A-8;A005026). No other information was located on the Carson Valley Mill.

Desert Mill

No ground search was conducted to locate the Desert Mill. The Desert Mill stood on the Carson River approximately 4 miles north of Dayton (Q-2). The 1871-72 State Mineralogist Biennial Report depicted the Desert Mill as being a tailings mill with a capacity of 25 tons per day (A-7;A008442).

On December 16, 1874, F. O. Palmer conveyed to George Emmett, the Desert Mill, millsite and tailings, and property consisting of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 T17N, R22E (Q-2).

Powell's 1876 Land of Silver described the Desert Mill as being located on the Carson River, in Lyon County and being a tailings mill with a capacity of 25 tons per day (A-8;A005026). No other information was obtained on the Desert Mill.

Carson Mill

No ground search was conducted to locate the Carson Mill. The 1866 Annual Report of the State Mineralogist described a Carson Mill as being located at Carson, having 15 stamps, 5 pans and a crushing capacity of 20 tons per day (A-5;A008520). On May 7, 1868, William Sharon conveyed his interest in a Carson Mill and other mill properties to Union Mill and Mining Company (Q-3). This mill was stated to be in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, T15N, R19E, Ormsby County (Q-3). No other information was obtained for the Carson Mill.

Sierra Mill

No ground search was conducted to locate the Sierra Mill. The 1866 Annual Report of the State Mineralogist also described a Sierra Mill as being located at Carson, having 8 stamps, 16 pans and a crushing capacity of 12 tons per day (A-5;A008520). No other information was located for the Sierra mill.

Mills in the Johtown and Lower Gold Canyon Area

2.14 Excelsior Mill

The Excelsior Mill also was known as Briggs Mill. The mill was located on a 24.5 acre portion of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, T16N, R21E. Bancroft's 1862 Map shows the Excelsior Mill located in Gold Canyon, south of Silver City. The current tax assessor parcel number is 16-091-13 (Map 6).

A survey for a toll road, performed in June 1863, shows the location of the Briggs Mill (copy not ordered). On April 27, 1864, Excelsior Mill and Mining Company obtained a survey of its claim to 6.13 acres encompassing the Excelsior Mill (N-1). The survey map shows the mill (N-1).

On January 20, 1868, the state of Nevada issued a patent to John Briggs and J. W. L. Hunt for NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, on which the Excelsior Mill was located (N-2). Two months later, on March 21, 1868, Briggs and Hunt appear to have subdivided the land between them, with Hunt conveying 24.5 acres to Briggs, and Briggs conveying 17 $\frac{1}{6}$ acres to Hunt (N-3) (copy not ordered).

Briggs apparently held the property until his death. On July 8, 1905, Mrs. Jane Briggs conveyed the 24.5 acres and Excelsior Mill to Jolese Lawson (copy not ordered). Two days later, on July 10, 1905, Lawson conveyed the 24.5 acres and mill to Herman Davis (N-4). Six months later, on January 6, 1906, West Coast Securities Company conveyed the Excelsior Millsite (described as also known as the Briggs property) to Nevada Reduction Works (N-5). The deed suggests that Herman Davis was the agent of, or affiliated in some way with, West Coast Securities (N-5).

Nevada Mining, Reduction and Power Company, successor to Nevada Reduction Works, was assessed for the Excelsior Millsite in 1907 and 1912.

On June 5, 1913, as a result of a sale pursuant to a mortgage foreclosure, the Lyon County Sheriff conveyed the Excelsior Millsite to R. M. Hotaling (N-6). R. M. Hotaling was assessed for the property in 1919, 1920, 1922, 1923, and 1927. George H. Hotaling was assessed for the property in 1928.

Minevada Corporation was assessed for the Excelsior Millsite in 1930. The property has been owned by and assessed to individuals since then (N-7 through N-18).

Map 6

**Preliminary Location Map showing location of
millsites in the Johntown and Lower Gold
Canyon Area**

**PARTIALLY SCANNED
OVERSIZE ITEM(S)**

See document # 2346505 (3 of 3)
for partially scanned image(s).

For complete hardcopy version of the oversize document
contact the Region 9 Regional Records Center – Superfund Division

CURRENT ASSESSED OWNER

Parcel No.

Owner

16-091-13

Robert M. Wunderlich
P.O. Box 1003
Dayton, Nevada 89403

The title abstract and title tree for the Excelsior Millsite follow. The title documents are contained in Attachment XIII.

EXCELSIOR MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-1863	Survey of Toll Road		Devil's Gate Toll Road Company	Shows location of Sacramento, Briggs, Swansea and Champion & Dodge Mills	04-05-1864	Lyon Surveys A	507	Not ordered
04-27-1864	Survey of Land Claim		Excelsior Mill and Mining Company	6.13 acres encompassing mill (Survey No. 487). Map shows mill.	04-28-1864	Lyon & Churchill Surveys B	089	(N-1)
01-20-1868	State Patent	State of Nevada	John Briggs J.W.L. Hunt	NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (40 acres) T16N, R21E	01-27-1868	Lyon Deeds F	266-267	(N-2)
03-21-1868	Deed	John Briggs	J.W.L. Hunt	17 $\frac{1}{6}$ acres	03-23-1868	Lyon Deeds F	312-313	Not ordered
03-21-1868	Deed	J.W.L. Hunt	John Briggs	24.5 acres	03-23-1868	Lyon Deeds F	313-314	(N-3)
07-08-1905	Deed	Mrs. Jane Briggs	Jolese Lawson	24.5 acres and Excelsior Mill thereon	07-10-1905	Lyon Deeds O	036	Not ordered
07-10-1905	Deed	Jolese Lawson	Herman Davis	24.5 acres and Excelsior Mill thereon	08-28-1905	Lyon Deeds O	059	(N-4)
01-06-1906	Deed	West Coast Securities Company (OR corp.), by W.T. Adams, President, and S.W. Steffner, Secretary	Nevada Reduction Works (CA corp.)	Excelsior Millsite, also known as the Briggs property	02-05-1905	Lyon Deeds O	153-154	(N-5)
- 1907 - - 1912 -	Tax Roll		Nevada Mining, Reduction and Power Company	Excelsior Millsite, being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16, and 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
06-05-1913	Sheriff's Deed	D.P. Randall, Sheriff, for Nevada Mining Reduction and Power Company	R.M. Hotaling	Excelsior Millsite, also known as Briggs Millsite (115 acres)	06-12-1913	Lyon Deeds S	182-185	(N-6)
- 1919 - - 1920 -	Tax Roll		R.M. Hotaling	Excelsior Mill				

EXCELSIOR MILLE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1922 - - 1923 - - 1927 -	Tax Roll		R.M. Hotaling	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1928 -	Tax Roll		George H. Hotaling	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1930 -	Tax Roll		Minevada Corp.	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1935 - - 1936 -	Tax Roll		Wallace Benedict	Excelsior Millsite (104 acres)				
- 1939 - - 1940 -	Tax Roll		W.H. Scott	1/2 Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1939 - - 1940 -	Tax Roll		Charles Oster	1/2 Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
07-24-1939	Deed	Charles Oster Lucille Oster W.H. Scott Bertha C. Scott	C.B. Jacobs G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	09-01-1939	Lyon Deeds 30	264-265	(N-7)
- 1940 - - 1941 -	Tax Roll		C.B. Jacobs G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (total 105 acres)				
05-26-1942	Deed	C.B. Jacobs Mae Jacobs	G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	06-11-1942	Lyon Deeds 31	558-560	(N-8)
11-02-1944	Deed	G.W. Walts (husband of Mattie P. Walts)	G.W. Walts Mattie P. Walts	1/2 interest in: SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	12-13-1960	Lyon Deeds 43	392-393	(N-9)

EXCELSIOR MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
01-27-1961	Deed	Mattie P. Walts (widow of G.W. Walts)	Margaret Walts Ligon William A. Walts, Sr.	1/2 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	201-202	(N-10)
01-28-1961	Deed	Herbert E. Walts	Raymond E. Walts Fern W. Caldwell	1/2 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	03-29-1961	Lyon Deeds 43	558	(N-11)
05-19-1966	Deed	Margaret Walts Ligon	Margaret Walts Ligon Bill A. Ligon, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	203-204	(N-12)
05-19-1966	Deed	William A. Walts, Sr.	William A. Walts, Jr. William A. Walts, Sr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	202-203	(N-13)
04-24-1974	Affidavit of Death of Joint Tenant	William A. Walts, Sr.	William A. Walts, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	05-29-1974	Lyon Off Rec	18809	(N-14)
04-24-1974	Deed	Raymond E. Walts Ann G. Walts Seborn C. Caldwell Fern W. Caldwell William A. Walts, Jr. William A. Ligon Margaret A. Ligon (also known as Margaret Walts Ligon) Bill A. Ligon, Jr. Sarah Ligon	George A. Rose	Southern portion of NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (mill not on this portion)	05-29-1974	Lyon Off Rec	18810	(N-15)

EXCELSIOR MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-15-1983	Affidavit Terminating Joint Tenancy	William A. Walts, Sr.	William A. Walts, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres	02-23-1983	Lyon Off Rec	73342	(N-16)
02-28-1983	Deed of Correction	Bill A. Ligon Bill A. Ligon, Jr. Margaret W. Ligon	William A. Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81865	Not ordered
03-02-1983	Deed of Correction	Seborn Caldwell Fern Caldwell	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81864	Not ordered
03-03-1983	Deed of Correction	Raymond E. Walts Ann Walts	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81867	Not ordered
03-17-1983	Deed of Correction	James A. Neal, Jr. Peggy Ann Walts Neal Robert R. Walts	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81863	Not ordered
03-24-1983	Deed of Correction	Charles S. Caldwell Patricia C. Chick	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81866	Not ordered
11-07-1983	Deed	William Walts, Jr.	Robert M. Wunderlich Virginia Jones Wunderlich	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (designated as 105.54 acre parcel on Record of Survey No. 81815)	11-10-1983	Lyon Off Rec	81868	(N-17)
05-25-1993	Affidavit of Surviving Joint Tenant	Virginia Wunderlich	Robert Wunderlich	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (total 105.54 acres)	05-28-1993	Lyon Off Rec	161625	(N-18)

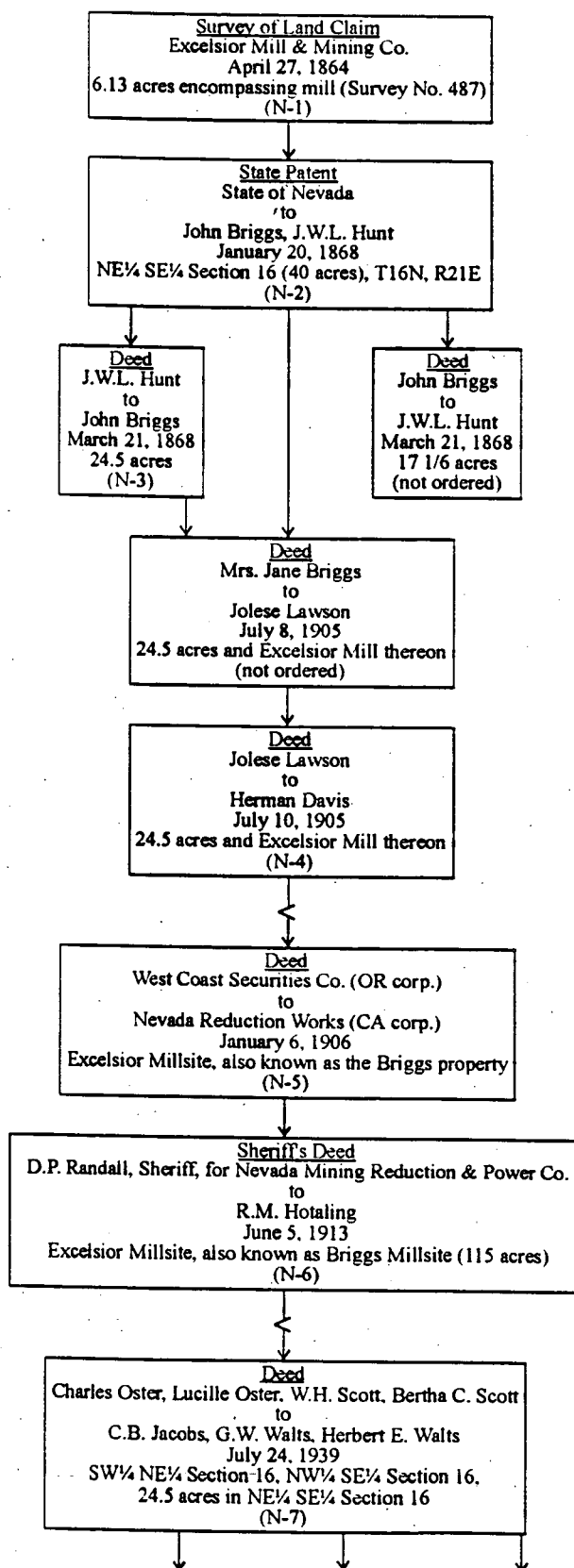
EXCELSIOR MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1993 -	Tax Roll		Robert M. Wunderlich P.O. Box 1003 Dayton, NV 89403	Parcel 16-091-13 SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres of NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				

EXCELSIOR MILLSITE

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

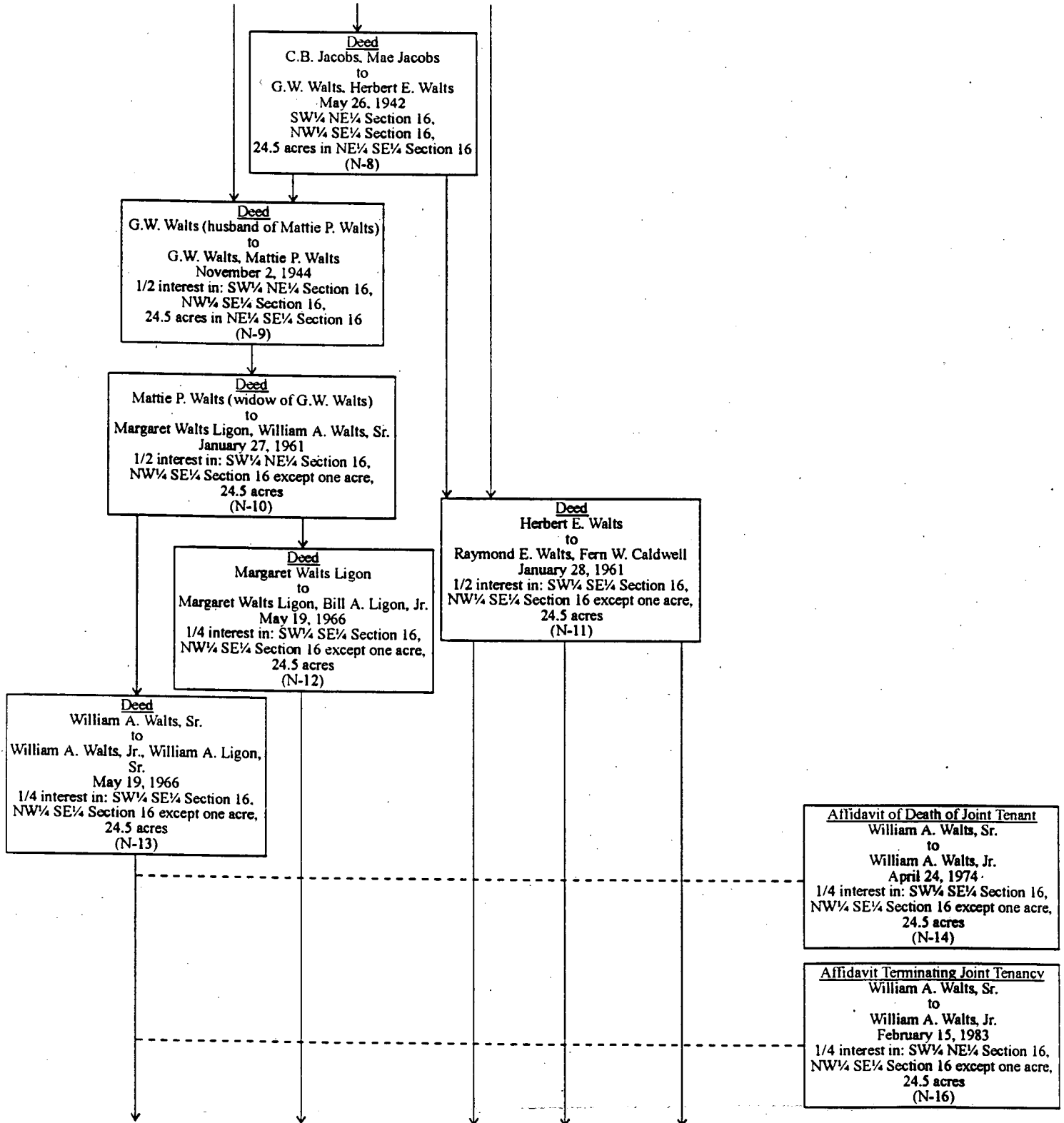


solid lines with break in the middle indicate a break in the chain

EXCELSIOR MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

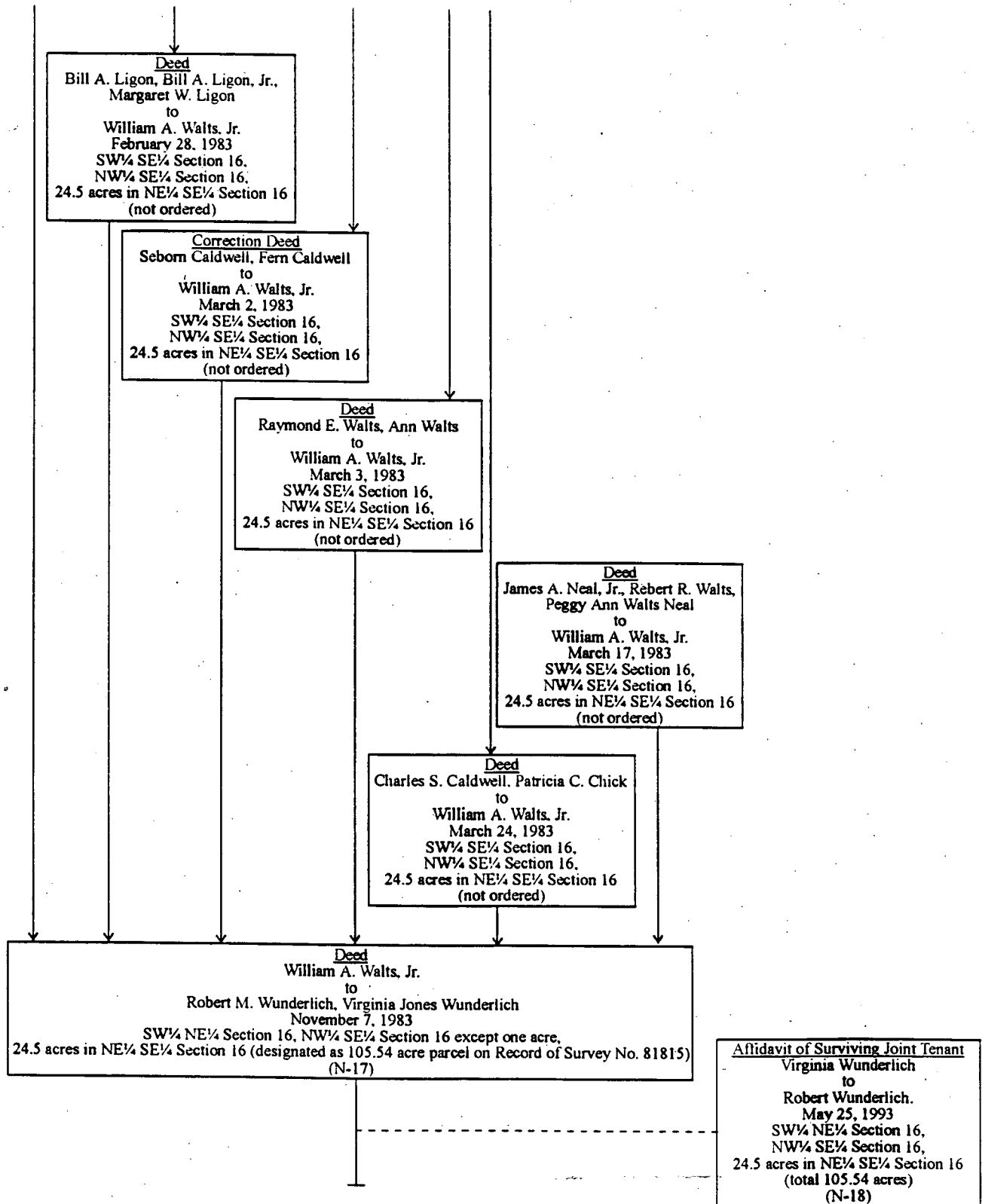


- - - dotted lines indicates non-fee interest

EXCELSIOR MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS



- - - dotted lines indicates non-fee interest

2.15 Swansea Mill

The Swansea Mill was also known as Humphreys Mill and was situated below the Phoenix Mills, south of Silver City (B-3;A002001) (B-7;A002006) (B-8;A002005) (Map 6). Wheeler's 1876 Map and Lovewell's Map showed a Humphreys Mill located in Gold Canyon north of the Excelsior Mill (B-1;A010546) (B-7;A012129). The Swansea Mill was situated on current tax assessor parcel number 16-091-13 (Map 6).

The title history starts with a deed, dated October 24, 1861, in which Thomas Smith conveyed to James Hutchison, John Tregloan, L. H. Long, George W. Dunn, and Samuel M. Johns, all members of the board of trustees of the Swansea Mill and Mining Company, a parcel of land "...being the same premises...which the said Swansea Company [is] erecting and constructing a mill for crushing quartz anther purposes". The millsite was bounded on the north by the Chapin Mill property and on the south by the Excelsior Mill property (O-1).

On October 28, 1861, a survey of land claim was filed by G. W. Dunn, John Tregloan, L. H. Long, Samuel M. Johns, C. F. Goodridge, James Hutchison, and V. T. J. Nevins for 8.50 acres including the Swansea Millsite. The survey of land claim shows the Swansea Mill (O-2). A survey for a toll road, performed in June 1863, shows the location of the Swansea Mill (copy not ordered).

In 1863, Kelly's Second Directory reported the Swansea Mill as owned by John Tregloan, S. M. Johns, L. H. Long and C. F. Goodrich and situated in Gold Cañon, a short distance below the Dodge & Merchant Mill, and being on the main road to Dayton. The mill had 12 stamps, 18 amalgamating pans, and crushed 16 tons of ore per day (A-4;A008132).

Collins' 1864 Directory listed the Swansea Mill as owned by John Tregloan and situated just below the Phoenix Mill. It commenced operations in June 1862, had 12 stamps, 18 amalgamating pans and working 18 tons of ore per day (A-13;A008015).

John Tregloan conveyed all his interest in the Swansea Mill and millsite to H. J. Booth and G. W. Prescott on June 4, 1864 (O-3).

The State of Nevada granted a Patent to William Sharon for the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, T16N, R21E, the location of the Swansea Mill, on January 21, 1865 (Document not ordered). It is not known if the mill was referenced in the patent.

On February 23, 1865, H. J. Booth and G. W. Prescott conveyed the 8.50 acres containing the Swansea Mill and millsite to John Tregloan (O-4). Less than four months later, on June 5, 1865, John Tregloan conveyed the property to William Sharon (O-5).

The June 5, 1865 edition of the *Gold Hill News* noted the Swansea Mill as owned by J. Tregloan. It had 14 stamps, 22 pans and crushed 20 tons per day (B-14;A008572).

In 1865, the Annual Report of the Surveyor General reported the Swansea Mill as being erected in 1862, having 14 stamps, 22 amalgamating pans and crushing 20 tons of ore per day (A-10;A008364).

The 1866 State Mineralogist Report described the Swansea Mill as having 14 stamps, 22 pans and a crushing capacity of 20 tons per day (A-5;A008519). According to Eliot Lord's *Comstock Mining and Miners*, the Swansea Mill was the first mill to be taken over by the Bank of California, in May 1866 (A-14;A021129). No title documents to support that statement were located. However, the March 9, 1866 edition of the *Territorial Enterprise* carried an advertisement: "For Sale or To Lease, the Swansea Mill, in good running order, situated about one-half mile below Silver City. For terms apply to the Agency of the Bank of California" (B-5;A008584).

The January 21, 1868 edition of the *Territorial Enterprise* noted the Swansea Mill as owned by the Bank of California and located in Gold Canyon, west of Dayton. It had 16 stamps and 12 pans (B-6;A008579).

On May 7, 1868, William Sharon conveyed his interest in the Swansea Mill and other mill properties to Union Mill and Mining Company (O-6).

The 1869-70 Biennial Report of the State Mineralogist listed the Swansea Mill as having 12 stamps and 10 pans (A-11;A008529).

The 1871-72 Biennial Report of the State Mineralogist described the Swansea Mill as having 12 stamps, having a crushing capacity of 25 tons per day, but reported as being idle (A-7;A008442).

According to the Comstock Historic District Commission, in Wasson's 1878 *Bodie and Esmeralda*, the Swansea Mill became known as Humphrey's Mill in the 1870s. This mill was moved and rebuilt about four miles below Bodie by Col. C. C. Stevenson and others and became known as the Mono Mill (A-15;A019102).

On November 17, 1876, D. W. Humphries and Abbie Humphries conveyed the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres) and "...all mill fixtures..." to George Emmett (O-7).

Less than two years later, on January 3, 1878, D. W. Humphries, Abbie Humphries, and George Emmett conveyed the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres) and "...all mills, buildings, fixtures..." to George Elder, C. C. Stevenson, and Philo Knapp (O-8). Also on January 3, 1878, a second deed was executed by the same parties which conveyed the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres) and "...all mills, buildings, fixtures..." (O-9).

One year later, on January 21, 1879, C. C. Stevenson, and Philo Knapp conveyed the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres) to Andrew Charles (O-10). No mill or mill fixtures were referenced in the conveyance. The title search did not discover a conveyance from George Elder.

Between 1880 and 1907, the millsite was owned by individuals (O-11, O-12, and documents not ordered). According to the 1907 tax roll, the SW $\frac{1}{4}$ NE $\frac{1}{4}$ was assessed

to the Nevada Mining, Reduction and Power Company and the property was described as part of the Excelsior Millsite.

On June 5, 1913, as a result of a sale pursuant to a mortgage foreclosure, the Lyon County Sheriff conveyed the Excelsior (Swansea) Millsite to R. M. Hotaling (O-13). R. M. Hotaling was assessed for the property in 1919, 1920, 1922, 1923, and 1927. George H. Hotaling was assessed for the property in 1928.

Minevada Corporation was assessed for the Excelsior (Swansea) Millsite in 1930. The property has been owned by and assessed to individuals since then (O-14 through O-25).

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-091-13	Robert M. Wunderlich P.O. Box 1003 Dayton, Nevada 89403

The title abstract and title tree for the Swansea Millsite follow. The title documents are contained in Attachment XIV.

SWANSEA MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-24-1861	Deed	Thomas Smith	James Hutchinson John Tregloan L.H. Long George W. Dunn Samuel M. Johns, the present board of trustees of "The Swansea Mill and Mining Company"	parcel upon which Swansea Mill and Mining Company is now erecting a mill; parcel lies between Excelsior and Chapin properties	not stated in document	CCR Deeds 2	280-281	(O-1)
10-28-1861	Survey of Land Claim		G.W. Dunn John Tregloan Samuel M. Johns L.H. Long C.F. Goodridge James Hutchison V.T.J. Nevins	8.50 acres including the Swansea Mill	11-14-1861	CCR Powers	159-160	(O-2)
06-04-1864	Deed	John Tregloan	H.J. Booth G.W. Prescott	parcel located 10-28-1861 and Swansea Mill thereon	06-06-1864	Lyon Deeds D	019-020	(O-3)
01-21-1865	Patent	State of Nevada	William Sharon	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16	06-23-1865	Lyon Deeds F	404-405	Document not ordered
02-23-1865	Deed	G.W. Prescott H.J. Booth	John Tregloan	8.50 acres and Swansea Mill	03-21-1865	Lyon Deeds D	511-514	(O-4)
06-05-1865	Deed	John Tregloan	William Sharon	8.50 acres and Swansea Mill	10-31-1865	Lyon Deeds D	847-849	(O-5)
05-07-1868	Deed	William Sharon	Union Mill and Mining Company (CA corp)	Swansea Mill and other Mill properties	05-19-1868	Lyon Deeds 27	757-764	(O-6)
11-17-1876	Deed	D.W. Humphries Abbie Humphries	George Emmett	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 containing 8.76 acres and all mill fixtures	11-17-1876	Lyon Deeds H	418-419	(O-7)
01-03-1878	Deed	D.W. Humphries Abbie Humphries George Emmet	George S. Elder C.C. Stevenson Philo Knapp	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 containing 8.76 acres and "mills, buildings, fixtures..."	01-04-1878	Lyon Deeds H	563-564	(O-8)

SWANSEA MIL. E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
01-03-1878	Deed	D.W. Humphries Abbie Humphries George Emmet	George S. Elder C.C. Stevenson Philo Knapp	SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres) and "mills, buildings, fixtures..."	01-16-1878	Lyon Deeds H	564-565	(0-9)
01-21-1879	Deed	C.C. Stevenson Philo Knapp	Andrew Charles	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres)	01-21-1879	Lyon Deeds H	676-677	(0-10)
09-25-1880	Deed	Andrew Charles	Nicholas Charles	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres)	09-25-1880	Lyon Deeds J	074-075	(0-11)
09-25-1880	Deed	Nicholas Charles	J.L. Campbell	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149 (8.76 acres)	09-25-1880	Lyon Deeds J	075-076	(0-12)
05-14-1881	Deed	J.L. Campbell	Ah Li, Ah Fon, Ah Luis	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16, Lot 149, Silver City	06-22-1881	Lyon Deeds J	164-166	document not ordered
03-07-1888	Deed	Ah Li, Ah Fon, Ah Luis and Company	John Briggs	SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Lot 149, Silver City	03-07-1888	Lyon Deeds K	215-216	document not ordered
07-20-1891	Deed	J.A. Huntoon, County Treasurer	John Briggs	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 assessed to unknown owner	10-26-1891	Lyon Deeds L	140-141	document not ordered
- 1907 - - 1912 -	Tax Roll		Nevada Mining, Reduction and Power Company	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & also 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
06-05-1913	Sheriff's Deed	D.P. Randall, Sheriff, for Nevada Mining Reduction and Power Company	R.M. Hotaling	Excelsior Millsite, also known as Briggs Millsite (115 acres)	06-12-1913	Lyon Deeds S	182-185	(0-13)
- 1919 - - 1920 -	Tax Roll		R.M. Hotaling	Excelsior Mill				
- 1922 - - 1923 - - 1927 -	Tax Roll		R.M. Hotaling	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1928 -	Tax Roll		George H. Hotaling	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				

SWANSEA MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
- 1930 -	Tax Roll		Minevada Corp.	Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1935 - - 1936 -	Tax Roll		Wallace Benedict	Excelsior Millsite (104 acres)				
- 1939 - - 1940 -	Tax Roll		W.H. Scott	1/2 Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
- 1939 - - 1940 -	Tax Roll		Charles Oster	1/2 Excelsior Millsite being the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				
07-24-1939	Deed	Charles Oster Lucille Oster W. H. Scott Bertha C. Scott	C.B. Jacobs G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	09-01-1939	Lyon Deeds 30	264-265	(O-14)
- 1940 - - 1941 -	Tax Roll		C.B. Jacobs G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (total 105 acres)				
05-26-1942	Deed	C.B. Jacobs Mae Jacobs	G.W. Walts Herbert E. Walts	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	06-11-1942	Lyon Deeds 31	558-560	(O-15)
11-02-1944	Deed	G.W. Walts (husband of Mattie P. Walts)	G.W. Walts Mattie P. Walts	1/2 interest in: SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16	12-13-1960	Lyon Deeds 43	392-393	(O-16)
01-27-1961	Deed	Mattie P. Walts (widow of G.W. Walts)	Margaret Walts Ligon William A. Walts, Sr.	1/2 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	201-202	(O-17)

SWANSEA MIL. E (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
01-28-1961	Deed	Herbert E. Walts	Raymond E. Walts Fern W. Caldwell	1/2 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	03-29-1961	Lyon Deeds 43	558	(O-18)
05-19-1966	Deed	Margaret Walts Ligon	Margaret Walts Ligon Bill A. Ligon, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	203-204	(O-19)
05-19-1966	Deed	William A. Walts, Sr.	William A. Walts, Jr. William A. Walts, Sr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	06-06-1966	Lyon Deeds 49	202-203	(O-20)
04-24-1974	Affidavit of Death of Joint Tenant	William A. Walts, Sr.	William A. Walts, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	05-29-1974	Lyon Off Rec	18809	(O-21)
04-24-1974	Deed	Raymond E. Walts Ann G. Walts Seborn C. Caldwell Fern W. Caldwell William A. Walts, Jr. William A. Ligon Margaret A. Ligon (also known as Margaret Walts Ligon) Bill A. Ligon, Jr. Sarah Ligon	George A. Rose	Southern portion of NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (mill not on this portion)	05-29-1974	Lyon Off Rec	18810	(O-22)
02-15-1983	Affidavit Terminating Joint Tenancy	William A. Walts, Sr.	William A. Walts, Jr.	1/4 interest in: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres	02-23-1983	Lyon Off Rec	73342	(O-23)

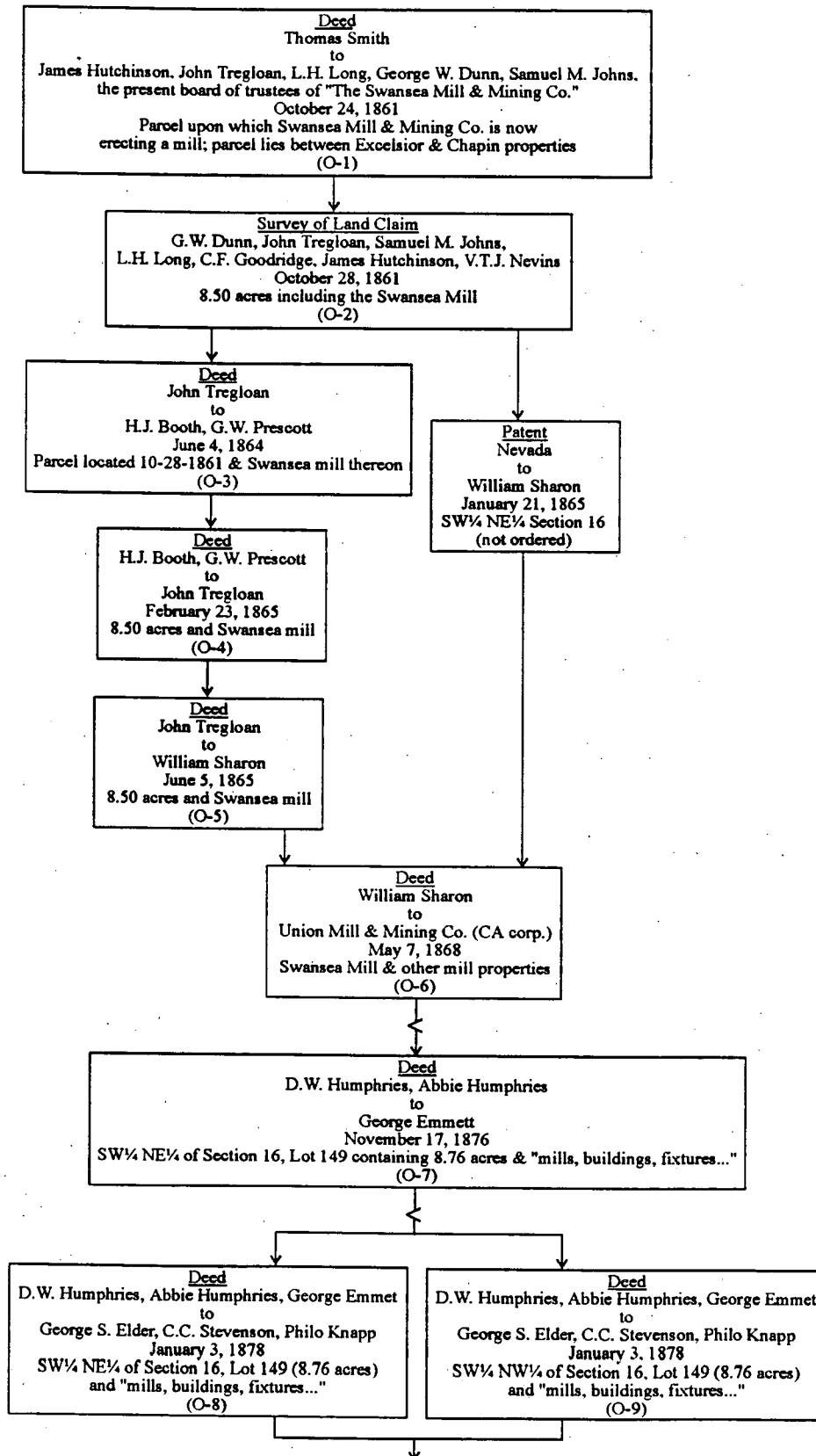
SWANSEA MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-28-1983	Deed of Correction	Bill A. Ligon Bill A. Ligon, Jr. Margaret W. Ligon	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81865	Not ordered
03-02-1983	Deed of Correction	Seborn Caldwell Fern Caldwell	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81864	Not ordered
03-03-1983	Deed of Correction	Raymond E. Walts Ann Walts	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81867	Not ordered
03-17-1983	Deed of Correction	James A. Neal, Jr. Peggy Ann Walts Neal Robert R. Walts	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81863	Not ordered
03-24-1983	Deed of Correction	Charles S. Caldwell Patricia C. Chick	William Walts, Jr.	Corrects "SW $\frac{1}{4}$ SE $\frac{1}{4}$ " Section 16 in Deeds 49, Page 201 and thereafter to "SW $\frac{1}{4}$ NE $\frac{1}{4}$ " (see 43/392)	10-10-1983	Lyon Off Rec	81866	Not ordered
11-07-1983	Deed	William Walts, Jr.	Robert M. Wunderlich Virginia Jones Wunderlich	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 except one acre 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (designated as 105.54 acre parcel on Record of Survey No. 81815)	11-10-1983	Lyon Off Rec	81868	(0-24)
05-25-1993	Affidavit of Surviving Joint Tenant	Virginia Wunderlich	Robert Wunderlich	SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 16 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 (total 105.54 acres)	05-28-1993	Lyon Off Rec	161625	(0-25)
- 1993 -	Tax Roll		Robert M. Wunderlich	Parcel 16-091-13 SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16 24.5 acres of NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16				

SWANSEA MILLSITE

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

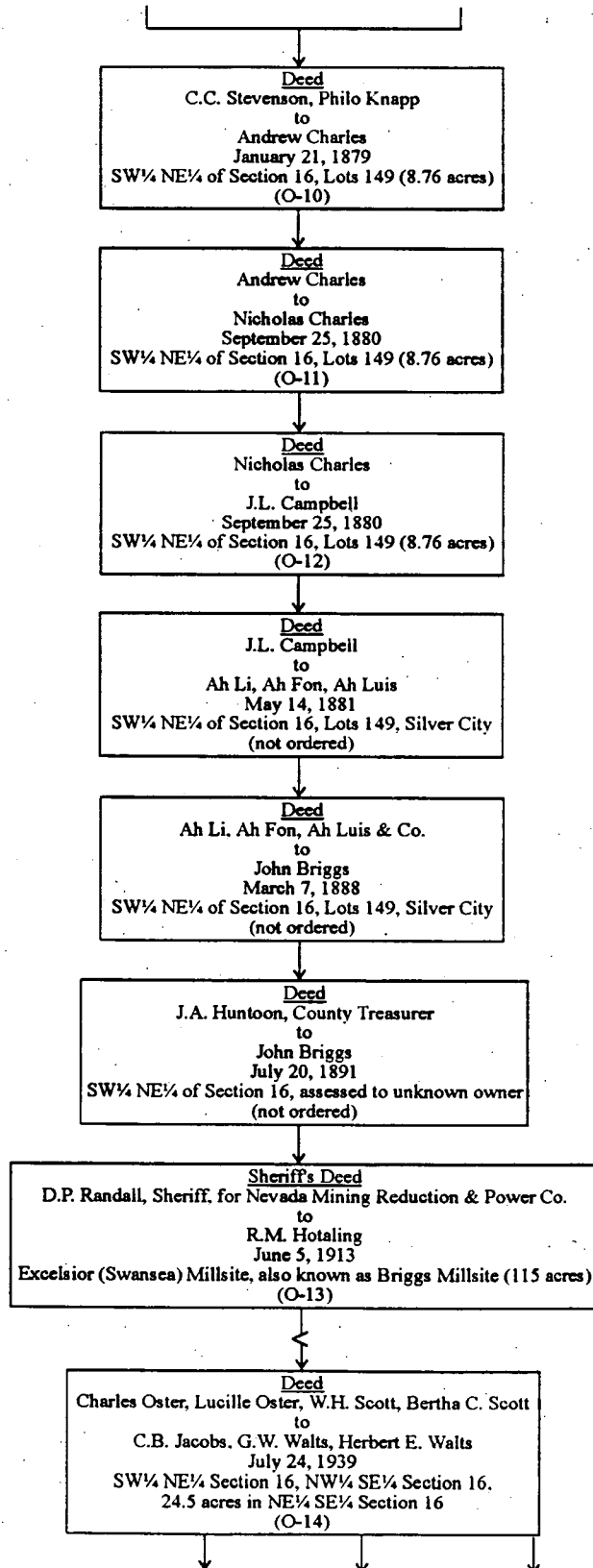


solid lines with break in the middle indicate a break in the chain

SWANSEA MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

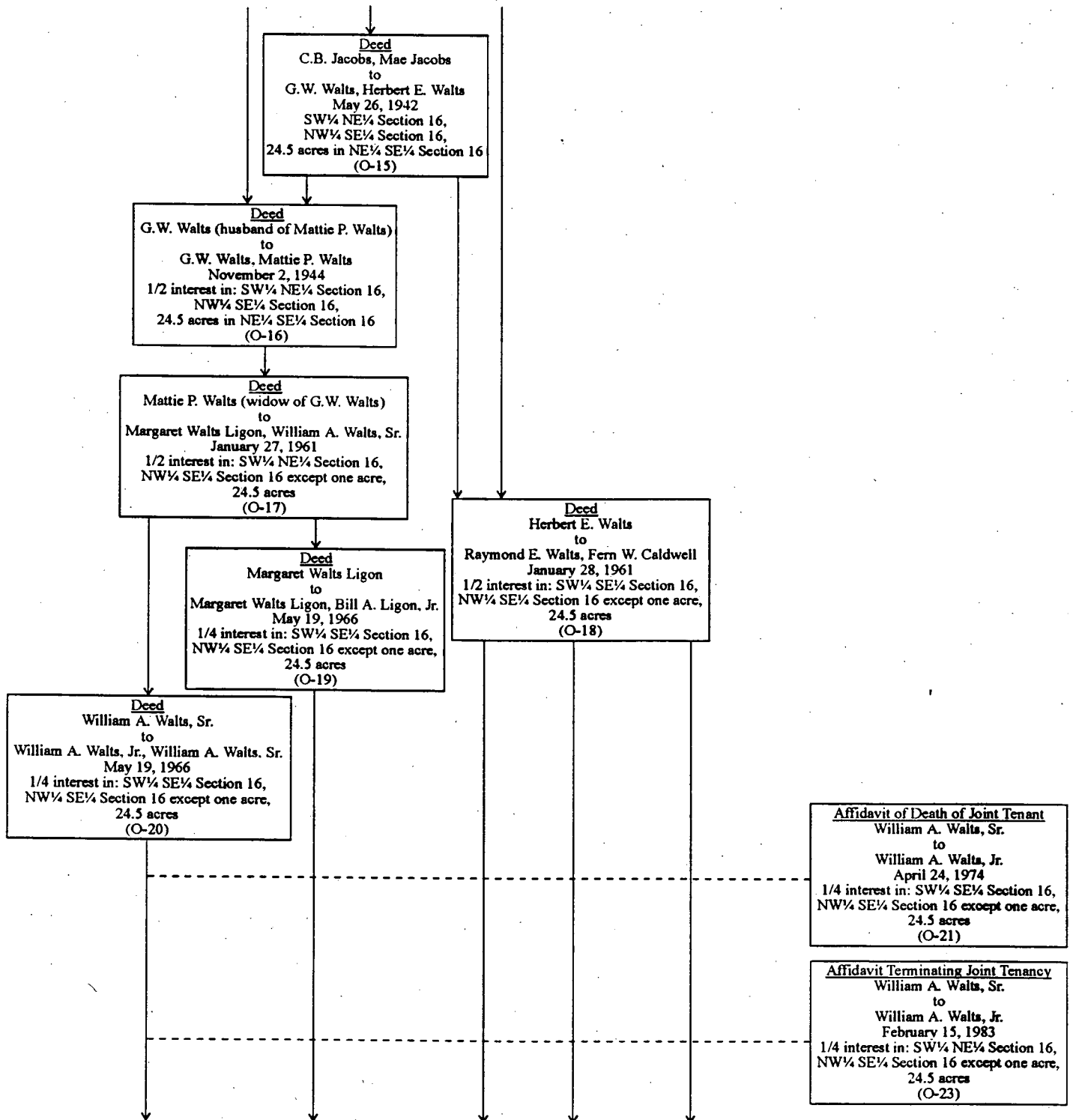


solid lines with break in the middle indicate a break in the chain

SWANSEA MILLSITE (Cont.)

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS

DEEDS

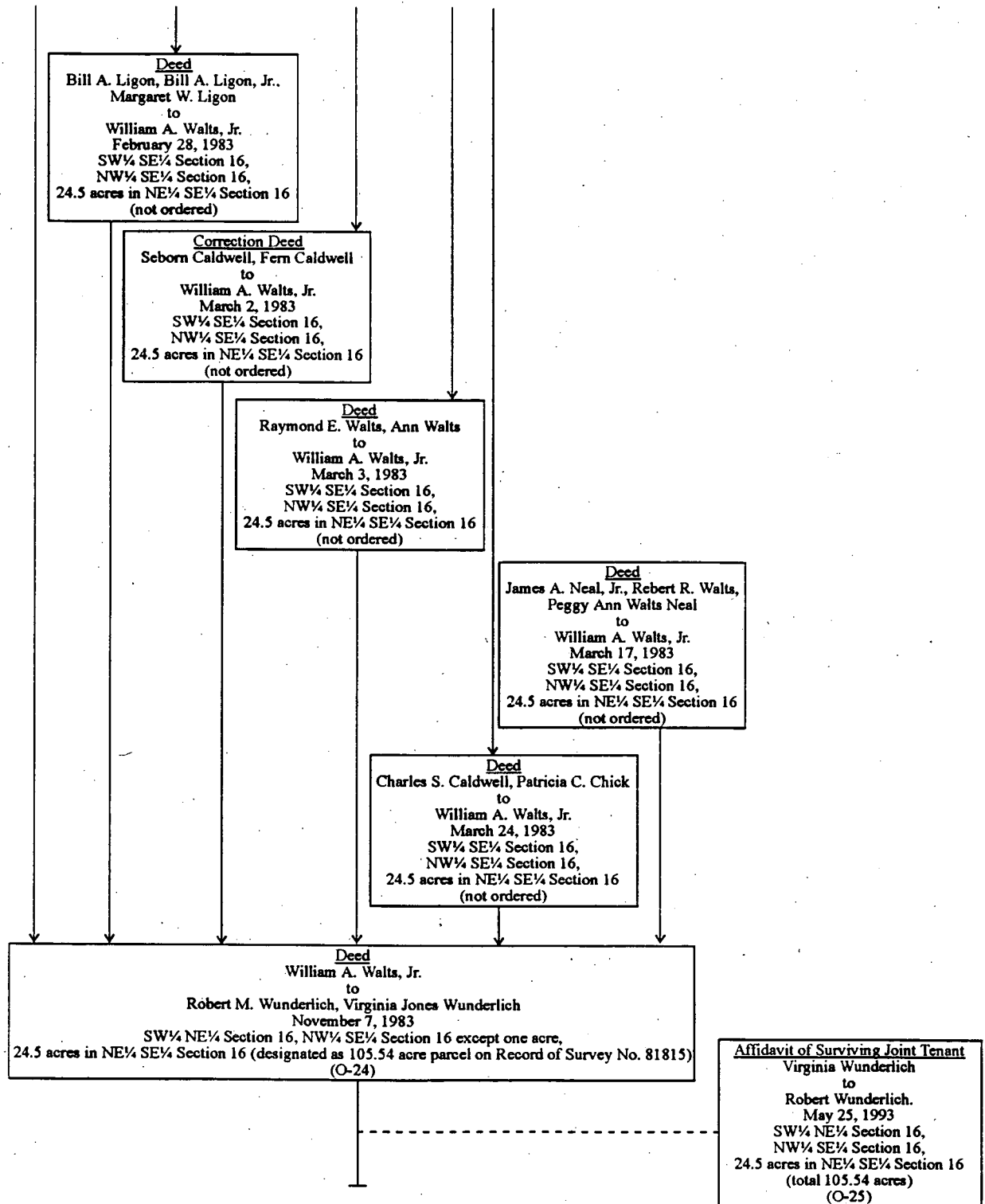


--- dotted lines indicates non-fee interest

SWANSEA MILLSITE (Cont.)

DEEDS

MORTGAGES, LEASES, AND OTHER NON-FEE INTERESTS



2.16 McDonalds Mill

Due to budget constraints, the title history of McDonalds Mill was not completely researched. The McDonalds Mill was also known as the Monitor Mill (P-4). Bancroft's 1862 Map showed a McDonalds Quartz Mill located in lower Gold Canyon, south of the Sacramento Mill (B-2;A002001). The ground search located the foundations of the McDonalds Mill on current tax assessor parcel number 16-151-10 (Map 6).

The June 5, 1865 edition of the *Gold Hill News* noted the Monitor Mill as owned by Hirschman and Mayo. It had 5 stamps, 5 pans and crushed 5 tons per day (B-4;A008572).

The 1866 State Mineralogist Report reported the Monitor Mill as having 5 stamps, 2 pans and a crushing capacity of 3 tons per day (A-5;A008519).

On January 10, 1866, Henry Hirschman and Lewis Hayes conveyed to W. B. Harrub, Mead & McCone, Bank of California, Simmes, John H. Mills, A. Hirschman, Charles Van Gorder, W. L. Leet, David Marshall, L. Manscan, M. Johnson, D. Airs and Steiner and Koneman, the McDonalds Mill and millsite, including "...all machinery...and tailings thereon..." (P-1). The mill was described as a 5 stamp mill with 7 amalgamating pans (P-1).

On June 12, 1867, L. Manning conveyed the McDonalds Mill and millsite, along with all machinery and tailings, to J. D. Sims (P-2). Ten days later, J. D. Sims conveyed the McDonalds Mill and millsite back to L. Manning (P-3).

On April 23, 1870, L. Manning conveyed an undivided one-half interest in "...all the machinery formerly used in...a small mill formerly erected...but of late burned down...formerly known as the McDonalds Mill and recently known as Monitor Mill" (P-4).

<u>Parcel No.</u>	<u>Current Assessed Owners</u>
16-151-10	Allan L. and Ivey M. Johnson et al c/o Walmac 210 Marsh Avenue Reno, Nevada 89509

There is no title abstract or title tree for McDonalds Millsite. The title documents are contained in Attachment XV.

2.17 Daney Mill

The Daney Mill was located about 2½ miles south of Silver City, adjacent to the Daney Mining Claim, USS 3868. The 1867 Cadastral Survey of Township 16 North, Range 21 East showed a "Dana" Mill located next to the Dana Mine in the NE¼ of Section 28 (B-3;A017047). The mill's foundation was located in the NW¼ NE¼ of

Section 28, tax assessor parcel number 16-151-36 (Map 6). Due to budget constraints, the title history was not researched.

In 1863, Kelly's Second Directory reported the Daney Mill as owned by the Daney Mill and Mining Company and situated within 200 yards of their claim. The building was 50 feet by 100 feet, had 15 stamps and crushed 15 tons of ore per day (A-4;A008133).

In 1865, the Annual Report of the Surveyor General described a "Danery" Mill, as being erected in 1863, having a total of 15 stamps, 15 amalgamating pans and crushing 20 tons of ore per day (A-10;A008364). The June 5, 1865 edition of the *Gold Hill News* noted the Daney Mill as being owned by the Daney Co. The mill had 15 stamps, 15 pans and crushed 25 tons per day (B-4;A008572).

The 1866 State Mineralogist Report reported the Daney Mill as having 15 stamps, 15 pans and a crushing capacity of 20 tons per day (A-5;A008519).

The January 21, 1868 edition of the *Territorial Enterprise* noted the Daney Mill as owned by the Bank of California and located southwest of Dayton. It had 16 stamps and 8 pans (B-6;A008579). However, no title documentation to support this statement has been located.

The 1869-70 Biennial Report of the State Mineralogist reported the Daney Mill as having 20 pans and 20 stamps (A-11;A008529).

The 1871-72 Biennial Report of the State Mineralogist placed the Daney Mill in the Spring Valley District. The mill had 15 stamps, a crushing capacity of 30 tons per day, but was reported as being idle (A-7;A008442). The Spring Valley District is an area encompassing lower Gold Canyon between the Carson River and Silver City. It is depicted on several historical maps and on the current U.S.G.S. maps.

No other information was located for the Daney Mill.

CURRENT ASSESSED OWNER

<u>Parcel No.</u>	<u>Owner</u>
16-151-36	Bureau of Land Management

There are no title documents, title abstract or title tree for the Daney Millsite.

2.18 Frenches Mill

Frenches Mill was located within the Silver City town limits, in the NE¼ NW¼ of Section 16 (Map 6).

Due to budget constraints, the title history was not researched.

Wheeler's 1876 Map and Parkinson's 1874 Map show a French's Mill located in Gold Canyon just south of Silver City (B-1;A010546) (B-9;A002003). Lovewell's Map of the Comstock Lode shows a "Hench's" Mill in Gold Canyon south of Silver City (B-7;A012129)

The 1869-70 Biennial Report of the State Mineralogist described the French Mill as having 20 stamps and 18 pans (A-11;A008529).

No other information was located for the Frenches Mill.

CURRENT ASSESSED OWNERS

<u>Parcel No.</u>	<u>Owner</u>
08-101-06	Margaret Ligon, et al 1419 Gordon Avenue Reno, Nevada 89502

There are no title documents, title abstract or title tree for the Frenches Millsite.

2.19 Other Mills located in Lower Gold Canyon

The following mills were described in the Draft Interim Report of Gold Hill and American Flat Millsites dated October 7, 1992. Due to budget constraints, the title history was not researched on these mills, however, the ground surveys have located their approximate locations.

Sacramento Quartz Mill

This Sacramento Quartz Mill was located in lower Gold Canyon, near Johntown, on current tax assessor parcel number 16-091-11 (B-2;A002001) (B-8;A002005) (B-7;A002006) (Map 6). This Sacramento Mill should not be confused with the Sacramento Mill which was located north of Virginia City in Seven Mile Canyon.

In 1863, Kelly's Second Directory listed the Sacramento Quartz Mill as owned by David B. Hunt, J. W. L. Hunt and Col. D. H. Whepley. It was situated in Gold Cañon, near Johntown. It had 18 stamps, 12 amalgamating pans and crushed 30 tons of ore per day (A-4;A008132).



Photograph No. 8
Sacramento Mill

In Collins' 1864 Directory the Sacramento Quartz Mill was reported to be owned by the Sacramento Mill Co., and located in John Town, situated one mile below Silver City. It had 12 stamps, 12 amalgamating pans and crushed 20 tons of ore per day (A-13;A008016).

In 1865, the Annual Report of the Surveyor General reported the Sacramento Mill as being erected in 1861, having 12 stamps, 12 amalgamating pans and crushing 18 tons of ore per day (A-10;A008364). The June 5, 1865 edition of the *Gold Hill News* noted the Sacramento Mill as owned by Bacon, Woodruff, Hunt, & Moore. It had 12 stamps, 12 pans and crushed 18 tons per day (B-4;A008572).

The 1866 State Mineralogist Report listed the Sacramento Mill as having 12 stamps, 12 pans and a crushing capacity of 18 tons per day (A-5;A008519). The January 21, 1868 edition of the *Territorial Enterprise* reported the Sacramento Mill as owned by J. W. L. Hunt & Co. and located in Gold Canyon, west of Dayton. It had 12 stamps and 3 pans (B-6;A008579).

On January 8, 1868, A. K. Grim conveyed to Thomas Sunderland an undivided one-half interest in the Sacramento Mill and millsite containing ten acres (Q-4). On August 20, 1868, Thomas Sunderland and John W. L. Hunt conveyed the Sacramento Mill to Union Mill and Mining Company (Q-5).

The 1869-70 Biennial Report of the State Mineralogist reported the Sacramento Mill as having 15 stamps and 8 pans (A-11;A008529).

According to the Comstock Historic District Commission, the 1870 *U. S. Census* reported that the Sacramento Mill was owned by Union Mill and Mining Co. (A-15;A019091).

The 1871-72 Biennial Report of the State Mineralogist reported the Sacramento Mill as having 12 stamps, a crushing capacity of 25 tons per day, but reported the mill as being idle (A-7;A008442).

In Powell's 1876 *Land of Silver*, the Sacramento Mill was said to have 12 stamps and a crushing capacity of 25 tons per day (A-7;A005024).

Parcel No.

Current Assessed Owners

16-091-11

Donald L. and Laura N. Capps
815 Munley Drive
Reno, Nevada 89503

Barry's Mill

Bancroft's 1862 Map showed a "Barrys" Quartz Mill located in lower Gold Canyon, south of Johntown and Van Horn's Mill (B-2;A002001). The ground search located the foundations of Barry's Mill on current tax assessor parcel number 16-151-11 (Map 6). No other information was found on Barry's Mill.

<u>Parcel No.</u>	<u>Current Assessed Owners</u>
16-151-11	James and June H. Bird 6 Sierra Circle Carson City, Nevada 89701

Atlanta Mill

The Atlanta Mill was also known as the Cole & Co. Mill (Q-6). The June 1873 Topographical Map of the Comstock Lode and Hoffmann's 1866 Map show a Cole Mill in Gold Canyon, south of Johntown (B-8;A002005) (B-7;A002006). No ground search was conducted to locate this mill. According to the 1867 Cadastral Survey, the Atlanta Mill was located in the S½ S½ SW¼ of Section 15, T16N, R21E (B-3;A017047).

The June 5, 1865 edition of the *Gold Hill News* noted the Cole & Co. Mill as owned by Cole & Co. It had 5 stamps, 4 pans and crushed 3 tons per day (B-4;A008572).

The 1866 State Mineralogist Report noted the Cole & Co. Mill had 5 stamps, 4 pans and a crushing capacity of 3 tons per day (A-5;A008519).

2.20 Lower Gold Canyon Mills not located

The following mills were described in the Draft Interim Report of Gold Hill and American Flat Millsites dated October 7, 1992. Neither the title history nor the exact location of these mills were identified.

Weston's Mill

No ground search was conducted to locate Weston's Mill. Weston's Mill was also known as Van Horn's Mill. Bancroft's 1862 Map showed a Van Horn's Quartz Mill located in lower Gold Canyon, south of McDonalds Mill (B-2;A002001).

In 1863, Kelly's Second Directory reported a mill formerly known as Van Horn & Co.'s, now owned by Weston, Whipple, and Simon. The mill was situated on the west side of Gold Cañon, two miles above Dayton. It was driven by water, conveyed through a ditch one-quarter mile long. It had 6 stamps, 12 amalgamating pans and crushed 20 tons of ore per day. The directory also made reference to two mills being at this location (A-4;A008133).

On November 11, 1865, a survey of land claim was performed for William Weston & Company. The survey of land claim contained 27.68 acres and showed the mill and a reservoir. It was located about one mile west of Dayton (Q-7).

The June 5, 1865 edition of the *Gold Hill News* noted two mills as owned by Weston and Co. One mill had 10 stamps, 6 pans and crushed 3 tons per day. The second mill had 15 stamps, 9 pans and crushed 20 tons per day (B-4;A008572).

The 1865 Annual Report of the Surveyor General and the 1866 State Mineralogist Report both describe two Weston & Co. mills, both erected in 1862, having a total of 25 stamps, 17 amalgamating pans and crushing 25 tons of ore per day (A-10;A008364) (A-5;A008519).

The January 21, 1868 edition of the *Territorial Enterprise* noted the two Weston mills as owned by Weston & Co. and located in Gold Canyon, west of Dayton. They had a total of 30 stamps and 11 pans (B-6;A008579).

The 1869-70 Biennial Report of the State Mineralogist described the Weston Mill as having 15 stamps and 9 pans (A-11;A008529).

Keystone Mill

No ground search was conducted to locate the Keystone Mill.

The January 21, 1868 edition of the *Territorial Enterprise* noted the Keystone Mill as owned by McLinn & Co. and located in Gold Canyon, west of Dayton. It had 5 stamps and 6 pans (B-6;A008579).

The 1869-70 Biennial Report of the State Mineralogist reported the Keystone Mill as having 5 stamps and 6 pans (A-11;A008529).

In the 1871-72 Biennial Report of the State Mineralogist, the Keystone Mill was reportedly located in Gold Cañon, as being a tailings mill and working 30 tons per day (A-7;A008442).

Eagle Mill

No ground search was conducted to locate the Eagle Mill.

The Eagle Mill was built by H. B. Jones according to Collins' 1864 Directory. Three stamps and 2 amalgamating pans were planned for the mill (A-13;A008016).

The 1865 Annual Report of the Surveyor General reported the Eagle Mill as being erected in 1864, having 5 stamps, 2 amalgamating pans and crushing 15 tons of ore per day (A-10;A008364).

The 1866 State Mineralogist Report listed the Eagle Mill as having 5 stamps, 2 pans and a crushing capacity of 15 tons per day (A-5;A008519).

In the 1869-70 Biennial Report of the State Mineralogist, the Eagle Mill is listed as having 2 pans and 4 arastras (A-11;A008529).

Unnamed Mill

Wheeler's 1876 Map and Lovewell's Map show an unnamed mill located southeast of Gold Canyon. Wheeler's Map also shows a flume running west from the mill. Lovewell's Map shows a tailings pond near the site (B-1;A010546) (B-7;A012129). The approximate location of the mill was in T16N, R21E, Section 20: SE/4. No other information was located for this mill site.

3.0. CONCLUSION

This report presents SAIC/TSC's results of historical and title research in order to identify the operations, past and present ownership, and locations of millsites in and around Carson River at Carson City, Nevada. Where gaps in the chain of title exist, they have been noted in the narrative of the report and on the title trees.

APPENDIX A LIST OF SOURCES

The following list presents SAIC/TSC's document organization and filing system. An indication of document type collected at each location is noted.

- A001 - University of California at Berkeley
Bancroft Collection - maps, manuscripts and historical accounts
- A002 - California State Library - maps, manuscripts and historical accounts
- A003 - Virginia and Truckee Collection
California State Railroad Museum
- A004 - California State Archives
- A005 - Mines Library - University of Nevada at Reno (UNR) - maps,
historical accounts
- A006 - Nevada Bureau of Mines and Geology - UNR - bookstore
- A007 - Nevada Bureau of Transportation - maps
- A008 - Nevada Historical Society - UNR - maps, historical accounts, census
directories, town directories, photographs, newspaper articles
- A009 - Nevada State Museum
- A010 - Special Collections - UNR - historical accounts, maps, corporate
information, mill production accounts
- A011 - Nevada State Library and Archives Historical Architectural
Engineering Report, State Mineralogist Reports, Nevada Territorial
Directories
- A012 - Storey County Courthouse, Virginia City - tax assessor information,
parcel maps, deeds
- A013 - Lyon County Courthouse, Yerington - tax assessor information, parcel
maps, deeds
- A014 - Carson City (Ormsby) County Courthouse, Carson City - tax assessor
information, parcel maps, deeds
- A015 - National Archives and Records Administration, San Bruno, California
- abstracts of title
- A016 - United States Geological Survey - maps
- A017 - Bureau of Land Management - mineral and mill patents
- A018 - Historical Preservation and Archives

- A019 - Comstock Historical Commission - maps, historical accounts
- A020 - Stanford University, Palo Alto, California - mining and scientific publications
- A021 - Colorado School of Mines, Golden, Colorado - mining industry periodicals and publications
- A022 - San Francisco Public Library, San Francisco, California - publications on the Comstock Lode
- A023 - State of California, Secretary of State - corporate filings
- A024 - Wells Fargo Bank Historical Department - historical brochure, historical chronology
- A025 - Bank of California - annual report, historical brochures, a book on history
- A026 - State of Nevada, Department of Conservation and Natural Resources - Division of Environmental Protection - materials on the dredging of the Carson River
- A027 - State of Nevada, Department of Conservation and Natural Resources - Division of State Lands - materials on the dredging of the Carson River
- A028 - The Oakland Museum, Oakland, California - map of Silver City, Nevada
- A029 - Prentice Hall Online Research

BIBLIOGRAPHY

APPENDIX B LIST OF SOURCE DOCUMENTS

- A-1 Thompson and West, 1881. *History of Nevada*. Howell-North, Berkeley, California. (1953).
- A-2 Dangberg, Grace, 1975. *Conflict on the Carson, A Study of Water Litigation in Western Nevada*. Carson Valley Historical Society, Minden, Nevada.
- A-3 Kelly, J. Wells, 1862. *First Directory of Nevada Territory*. Commercial Steam Presses, Valentine & Co., San Francisco.
- A-4 Kelly, J. Wells, 1863. *Second Directory of Nevada Territory*. Valentine & Co., San Francisco.
- A-5 *Annual Report of the State Mineralogist of the State of Nevada*, for 1866: Carson City, Nevada.
- A-6 *Biennial Report of the State Mineralogist of the State of Nevada*, for 1873-1874, Carson City, Nevada.
- A-7 *Biennial Report of the State Mineralogist of the State of Nevada*, for 1871-1872, Carson City, Nevada.
- A-8 Powell, John J., 1876. *Nevada the Land of Silver*. Bacon & Company, San Francisco.
- A-9 Conveyance, Union Mill and Mining Company to Pacific Mill and Mining Company, September 9, 1875 and September 28, 1875, Special Collections - UNR.
- A-10 *Surveyor-General Annual Report*, State of Nevada, 1865. Carson City, Nevada.
- A-11 *Biennial Report of the State Mineralogist of the State of Nevada*, for 1869-1870, Carson City, Nevada.
- A-12 Mining and Scientific Press, 27 April 1872; 10 February 1877, by Dewey & Co., Patent Solicitors, San Francisco.
- A-13 Collins, Charles, 1864-65. *Mercantile Guide and Directory for Virginia City, Gold Hill, Silver City, and American City*. Agnew & Deffenbach, San Francisco
- A-14 Lord, Eliot, 1883. *Comstock Mining and Miners*, Government Printing Office, Washington.
- A-15 Comstock Historic Commission District, Virginia City, Nevada.

APPENDIX C SOURCE DOCUMENTS/MAPS/NEWSPAPERS ARTICLES
(located in SAIC/TSC Office)

- B-1 Wheeler, George M., 1876-77, Topographical Map of Washoe Mining Region: (Washington D.C.) U.S. Army, Corps of Engineers, 1 sheet (A010546).
- B-2 Bancroft, Hubert H., 1862, Bancroft's Map of the Washoe Silver Region of the Nevada Territory: San Francisco, H.H. Bancroft & Co., 1 sheet (A002001).
- B-3 U. S. Surveyor General, 1867, Cadastral Survey, 1 sheet, (A017047).
- B-4 *Gold Hill News*, 5 June 1865, p. 3, (A008572).
- B-5 *Territorial Enterprise*, 9 March 1866, p. 2, (A008584).
- B-6 *Territorial Enterprise*, 21 January 1868, p. 1, (A008579).
- B-7 Hoffmann, Charles F., March 1866, Topographical Map Showing the Locations of the Sutro Tunnel and Comstock Lode: San Francisco, California, 1 sheet (A002006).
- B-8 United States Government Survey, June 1873, Topographical Map Showing the Locations of the Sutro Tunnel and the Comstock Lode: Stanford Geographical Estab. London, 2 sheets (A002005).